


Property Name: Northridge Business Park

Address: 9255 Corbin Ave, Northridge, CA 91324

Cross Streets: Prairie St/Corbin Ave

Outstanding Corporate Image with Major Street Identity

Above Standard Interior Improvements

Impressive Clear Heights

Walking Distance to Restaurants/Retail/Mall/Lowes

Lease Rate/Mo:	\$27,170	Sprinklered:	Yes	Office SF / #:	1,650 SF / 4
Lease Rate/SF:	\$1.25	Clear Height:	22'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	21,736 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	21,736 SF	A: 600 V: 277-480 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Landlord	Const Status/Year Blt:	Existing / 1984R16	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	04/01/2026
Sale Price/SF:	NFS	Parking Spaces:	43 / Ratio: 2.0:1	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2761-001-075

Listing Company: Lee & Associates

[Scott Caswell 818-444-4911](#), [Erica Balin 818-444-4912](#)
Agents: Scott Caswell

FTCF: CB250N000S000/AOAA

Listing #: 44105717

Listing Date: 01/06/2026

Notes: Lessee/Tenant to verify all information contained herein. Broker/Agent/Owner cannot verify its accuracy as it is taken from third party sources.