

Available SF 21,736 SF

Industrial For Lease

Building Size 43,472 SF



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
Lease Rate/SF: \$1.25
Lease Type: NNN
Available SF: 21,736 SF
Minimum SF: 21,736 SF
Prop Lot Size: POL
Term: Acceptable to Landlord
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 0
A: 600 V: 277-480 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1984R16
Whse HVAC: Yes
Parking Spaces: 43 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,650 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2761-001-075

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)

Listing #: 44105717

Listing Date: 01/06/2026

FTCF: CB250N000S000/A0AA

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