

Available SF 2,646 SF

Industrial For Lease

Building Size 25,000 SF


Property Name:

Northpark Industrial Center

Address:

9311 Eton Ave, Chatsworth, CA 91311

Cross Streets:

Eton Ave/Nordhoff St

1 Month of Abatement per Year of Term
 Northpark Industrial Center
 Beautiful Garden Entrance
 Easy Access to 118 & 101 Fwys
 Water & Trash Included

Lease Rate/Mo: \$4,631
Lease Rate/SF: \$1.75
Lease Type: Modified Gross
Available SF: 2,646 SF
Minimum SF: 2,646 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1982R23
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,540 SF / 3
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 700 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746-010-036

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 #: 42329647

Listing Date: 04/08/2025

FTCF: CB250N000S000

Notes: Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify its accuracy. Water and trash included in the rent provided there is not excessive use.