

Available SF 2,598 SF

Industrial For Lease

Building Size 15,000 SF



Property Name: Northpark Industrial Park
Address: 9312 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prestigious Northpark Industrial Center Location
 100% HVAC / Rear Loading
 Beautifully Maintained Business Park
 1 Month of Abatement Per Year of Term

Lease Rate/Mo: \$4,547
Lease Rate/SF: \$1.75
Lease Type: Modified Gross
Available SF: 2,598 SF
Minimum SF: 2,598 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: 16'
GL Doors/Dim: 1 / 11'x12'
DH Doors/Dim: 0
A: 200 V: 120 O: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1985R22
Whse HVAC: Yes
Parking Spaces: 5 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,300 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 696 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: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)

Listing #: 43633768

Listing Date: 10/29/2025

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent/Owner make no representations as to the accuracy as it has been obtained from third party sources.

