

Available SF 6,259 SF

Industrial For Lease

Building Size 15,000 SF



Property Name: Northpark Industrial Park
Address: 9320 Deering Avenue, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

1 Month of Abatement per Year of Term
 Northpark Industrial Center
 Beautiful Garden Entrance
 Above Standard Improvements
 Water & Trash Included

Lease Rate/Mo: \$9,576
Lease Rate/SF: \$1.53
Lease Type: Modified Gross
Available SF: 6,259 SF
Minimum SF: 6,259 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: 2 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120 O: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1985R22
Whse HVAC: No
Parking Spaces: 12 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,792 SF / 3
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,880 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 #: 42329586

Listing Date: 04/08/2025

FTCF: CB250N000S000/A0AA

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.