

Available SF 2,352 SF

Industrial For Lease

Building Size 16,255 SF



Property Name: Northpark Industrial Park
Address: 9230 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

50% Off Rent for 1st 3 Months
 Prestigious Northpark Industrial Park Location
 100% HVAC/Rear Loading/End Unit
 Beautifully Maintained Business Park
 Water & Trash Included In Rent

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|-----------------------|---------------------|-----------------------------------|--------------------|------------------------------|-------------|
| Lease Rate/Mo: | \$3,740 | Sprinklered: | No | Office SF / #: | 900 SF / 3 |
| Lease Rate/SF: | \$1.59 | Clear Height: | 15' | Restrooms: | 1 |
| Lease Type: | Modified Gross | GL Doors/Dim: | 1 / 10' x 12' | Office HVAC: | Heat & AC |
| Available SF: | 2,352 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 2,352 SF | A: 200 V: 120 O: W: | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | TILT UP | Unfinished Mezz: | 0 SF |
| Term: | Acceptable To Owner | Const Status/Year Blt: | Existing / 1983R23 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | Yes | Possession: | Now |
| Sale Price/SF: | NFS | Parking Spaces: 4 / Ratio: | 1.7:1/ | Vacant: | Yes |
| Taxes: | No | Rail Service: | No | To Show: | Call broker |
| Yard: | No | Specific Use: | Warehouse/Office | Market/Submarket: | West SFV |
| Zoning: | QMR2-1 | | | APN#: | 2746010035 |

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Scott Caswell 818-444-4911](#), [Drew Kaser 818-444-4922](#)

Listing #: 34288000 **Listing Date:** 04/21/2023 **FTCF:** CB250N000S000/A0AA

Notes: Call Agent/broker for rent promo! Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and cannot verify its accuracy. Water & trash included In rent provided there's not excessive use.