

Available SF 6,231 SF

Industrial For Lease
Building Size 15,000 SF


Property Name: Northpark Industrial Park
Address: 9304 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prestigious Northpark Industrial Park Location
 Two Large Rear Loading Doors
 Exceptional Clear Height
 Beautifully Maintained Business Park
 Water & Trash Included In Rent*

Lease Rate/Mo:	\$9,533	Sprinklered:	No	Office SF / #:	3,921 SF / 7
Lease Rate/SF:	\$1.53	Clear Height:	17'	Restrooms:	3
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 11'x11'	Office HVAC:	Heat & AC
Available SF:	6,231 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,900 SF
Minimum SF:	6,231 SF	A: 200 V: 120 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1985R23	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 12	/ Ratio: 1.9:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	LAMR2	Specific Use:	Warehouse/Distribution	APN#:	2746010036

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 #: 40203558 **Listing Date:** 04/23/2024 **FTCF:** CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and cannot verify it's accuracy. Water & trash included in rent provided there's not excessive use.