

Available SF 2,540 SF

Industrial For Lease
Building Size 25,000 SF

Address: 9319 Eton Ave, Chatsworth, CA 91311

Cross Streets: Eton Ave/Nordhoff St

 Prestigious Northpark Industrial Park Location
 Excellent Small Unit
 Prime West SFV Location
 Beautifully Maintained Business Park

Lease Rate/Mo:	\$4,039	Sprinklered:	No	Office SF / #:	1,658 SF / 5
Lease Rate/SF:	\$1.59	Clear Height:	16'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	2,540 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	874 SF
Minimum SF:	2,540 SF	A: 200 V: 120 O: 3 W:		Include In Available:	Yes
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:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio:	2.0:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	QMR2-1	Specific Use:	Warehouse/Office	APN#:	2746010036

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Scott Caswell 818-444-4911](#), [Ryan Pelino 818-444-4991](#)
Listing #: 39271726 **Listing Date:** 08/01/2024 **FTCF:** CB250N000S000

Notes: Lessee to independently verify all information contained herein, broker/owner make no representations. Call broker for appointment. Water and Trash included in the base rent provided there is not excessive use.