

## 5707 Corsa Avenue, Suite 200, Westlake Village, CA 91362 | 818-223-4388

## Available SF 6.231 SF

Lee & Associates

**Building Size** 15,000 SF



**Property Name:** Address: **Cross Streets:** 

## Northpark Industrial Park 9304 Deering Ave, Chatsworth, CA 91311 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 0: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	<b>Construction Type:</b>	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1985R23	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	Yes
Taxes:		Parking Spaces: 12	/ Ratio: 1.9:1/	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, Scott Caswell 818-444-4911				
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.







1/21/2025

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.