

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	Construction Type:	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

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