

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

Lee & Associates Available SF 2.352 SF



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

Northpark Industrial Park 9236 Deering Ave, Chatsworth, CA 91311

Eton Ave/Deering Ave

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

| Lease Rate/Mo: | \$3,740 | Sprinklered: | No | Office SF / #: | 900 SF / 2 |
|-----------------|--|---------------------------|--------------------|-----------------------|-------------|
| Lease Rate/SF: | \$1.59 | Clear Height: | 15' | Restrooms: | 1 |
| Lease Type: | Modified Gross | GL Doors/Dim: | 1 / 10'x12' | Office HVAC: | Heat & AC |
| Available SF: | 2,352 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 0 SF |
| Ainimum SF: | 2,352 SF | A: 200 V: 120 0: W: | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | TILT UP | Unfinished Mezz: | 0 SF |
| erm: | Acceptable to Owner | Const Status/Year Blt: | Existing / 1983R23 | Include In Available: | No |
| ale Price: | NFS | | | Possession: | Now |
| ale Price/SF: | NFS | Whse HVAC: | No | Vacant: | Yes |
| axes: | | Parking Spaces: 4 | / Ratio: 1.7:1/ | To Show: | Call broker |
| 'ard: | No | Rail Service: | No | Market/Submarket: | West SFV |
| Coning: | QMR2-1 | Specific Use: | Warehouse/Office | APN#: | 2746010035 |
| isting Company: | Lee & Associates | | | | |
| Agents: | Erica Balin 818-444-4912, Scott Caswell 818-444-4911 | | | | |
| isting #: | 41173627 | Listing Date: | 10/01/2024 | FTCF: CB250N000S000 | |
| lotes: | Call agent/broker for rent promo! Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and | | | | |

not verify its accuracy. Water & trash included in rent provided there's not excessive use.







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