

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

Lee & Associates



Property Name: Address: Cross Streets:

Northpark Industrial Park 9316 Deering Ave, Chatsworth, CA 91311 Eton Ave/Deering Ave

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

Lease Rate/Mo:	\$4,131	Sprinklered:	No	Office SF / #:	900 SF / 3
Lease Rate/SF:	\$1.59	Clear Height:	15'	Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10' X 12'	Office HVAC:	Heat & AC
Available SF:	2,598 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	190 SF
Minimum SF:	2,598 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: 5	/ Ratio: 1.9:1/	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	MR2	Specific Use:	Warehouse/Distribution	APN#:	2746010036
Listing Company:	Lee & Associates				
Agents:	<u>Erica Balin 818-444-4912, Drew Kaser 818-444-4922, Scott Caswell 818-444-4911</u>				
Listing #:	33813815	Listing Date:	02/13/2023	FTCF: CB250N000S000/AOAA	
Notes:	Lessee to independently verify all information contained herein, broker/owner make no representations. Call broker for appointment. Water and trash included in th				

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