

Available SF 18,022 SF

Industrial For Lease
Building Size 18,022 SF


Property Name: Northpark Industrial Center
Address: 9223 Eton Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Nordhoff St

First Class Corporate Headquarters
 Free Standing Building / High Clearance
 Securable Rear Parking Area
 Gorgeous / Modern Interior Improvements
 First Floor Office / Lab Space Available

Lease Rate/Mo: \$20,725
Lease Rate/SF: \$1.15
Lease Type: NNN
Available SF: 18,022 SF
Minimum SF: 18,022 SF
Prop Lot Size: 0.70 Ac / 30,589 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$38,854 / 2024
Yard: Fenced / Paved
Zoning: MR2

Sprinklered: No
Clear Height: 18'-20'
GL Doors/Dim: 2 / 12'x12'
DH Doors/Dim: 0
A: 800 V: 208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1983R21
Whse HVAC: No
Parking Spaces: 32 / **Ratio:** 1.8:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 9,085 SF / 11
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 4,095 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746010037

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:ericabalin@lee-re.com)
Listing #: 41733235

Listing Date: 01/09/2025

FTCF: CB300N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Do not go direct, call Agent for appointment. Portion of first floor office area can be used as lab space.