

**Available SF** 2,352 SF

**Industrial For Lease**
**Building Size** 16,255 SF


**Property Name:** Northpark Industrial Park  
**Address:** 9236 Deering Ave, Chatsworth, CA 91311  
**Cross Streets:** 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

<b>Lease Rate/Mo:</b>	\$3,740	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	900 SF / 2
<b>Lease Rate/SF:</b>	\$1.59	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	1 / 10'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,352 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,352 SF	<b>A: 200 V: 120 O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1983R23	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 4 / Ratio:</b>	1.7:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	QMR2-1			<b>APN#:</b>	2746010035

**Listing Company:** Lee & Associates  
**Agents:** [Erica Balin 818-444-4912](mailto:Erica.Balin@lee-re.com), [Scott Caswell 818-444-4911](mailto:Scott.Caswell@lee-re.com)  
**Listing #:** 41173627 **Listing Date:** 10/01/2024 **FTCF:** CB250N000S000  
**Notes:** Call agent/broker for rent promo! Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and cannot verify its accuracy. Water & trash included in rent provided there's not excessive use.