

Available SF 1,920 SF

Industrial For Lease
Building Size 11,566 SF


Property Name: Northpark Industrial Park
Address: 9254 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**

Lease Rate/Mo:	\$3,053	Sprinklered:	No	Office SF / #:	600 SF / 3
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:	1,920 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,920 SF	A: 200 V: 120 O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1983R22	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 3	/ Ratio: 1.6:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	QMR2-1			APN#:	2746010035

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)
Listing #: 41893197

Listing Date: 02/07/2025

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 is not excessive use.
