

Available SF 2,646 SF

Industrial For Lease
Building Size 25,000 SF

Address: 9311 Eton Ave, Chatsworth, CA 91311

Cross Streets: Eton Ave/Nordhoff St

50% Rental Abatement for 1st 6 Months
 Northpark Industrial Center
 Beautiful Garden Entrance
 Easy Access to 118 & 101 Fwys
 Water & Trash Included

Lease Rate/Mo:	\$4,101	Sprinklered:	No	Office SF / #:	1,540 SF / 3
Lease Rate/SF:	\$1.55	Clear Height:	14'	Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	2,646 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	700 SF
Minimum SF:	2,646 SF	A: 200 V: 120 O: W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1982R23	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 5	/ Ratio: 1.9:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746010036

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erical@lee-re.com)
Listing #: 42329647

Listing Date: 04/08/2025

FTCF: CB250N000S000

Notes: Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify its accuracy. Water and trash included in the rent provided there is not excessive use.