

Available SF 1,920 SF

Industrial For Lease
Building Size 11,566 SF


Property Name: Northpark Industrial Park
Address: 9260 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prestigious Northpark Industrial Center
 Rear Loading
 100% HVAC
 Attractive Front Entry

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|-----------------------|---------------------|-------------------------------|-----------------------|------------------------------|-------------|
| Lease Rate/Mo: | \$3,053 | Sprinklered: | No | Office SF / #: | 600 SF / 2 |
| Lease Rate/SF: | \$1.59 | Clear Height: | 14' | Restrooms: | 1 |
| Lease Type: | Modified Gross | GL Doors/Dim: | | Office HVAC: | Heat & AC |
| Available SF: | 1,920 SF | DH Doors/Dim: | | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 1,920 SF | A: V: 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 #: 42544984

Listing Date: 05/08/2025

FTCF: CB000N000S000

Notes: Call broker for commission information. Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify its accuracy.
