

Available SF 2,808 SF

Industrial For Sublease

Building Size 16,255 SF



Property Name: Northpark Industrial Park
Address: 9240 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Sublease Through 01/31/2027
 Prestigious Northpark Industrial Park Location
 Excellent Small Unit
 Prime West SFV Location
 Beautifully Maintained Business Park

Lease Rate/Mo: \$4,072
Lease Rate/SF: \$1.45
Lease Type: Modified Gross
Available SF: 2,808 SF
Minimum SF: 2,808 SF
Prop Lot Size: POL
Term: Sublease Through 01/31/2027
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2

Sprinklered: No
Clear Height: 15'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1983R23
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 1.8:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,381 SF / 3
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 696 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 06/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746010035

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)

Listing #: 42361374

Listing Date: 04/11/2025

FTCF: CB250N000S000

Notes: Lessee to independently verify all information contained herein, broker/owner make no representations.