

**Available SF** 6,259 SF

**Industrial For Lease**
**Building Size** 25,000 SF

**Property Name:**

Northpark Industrial Center

**Address:**

9320 Deering Avenue, Chatsworth, CA 91311

**Cross Streets:**

Eton Ave/Nordhoff St

1 Month of Abatement per Year of Term  
 Northpark Industrial Center  
 Beautiful Garden Entrance  
 Above Standard Improvements  
 Water & Trash Included

<b>Lease Rate/Mo:</b>	\$9,576	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	3,792 SF / 3
<b>Lease Rate/SF:</b>	\$1.53	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	5
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	2 / 10'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	6,259 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	1,880 SF
<b>Minimum SF:</b>	6,259 SF	<b>A: 200 V: 120 O: W:</b>		<b>Include In Available:</b>	Yes
<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 / 1982R23	<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: 12 / Ratio:</b>	1.9:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<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>	MR2			<b>APN#:</b>	2746-010-036

**Listing Company:** Lee & Associates

**Agents:** [Scott Caswell 818-444-4911](mailto:scott@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)
**Listing #:** 42329586

**Listing Date:** 04/08/2025

**FTCF:** CB250N000S000/A0AA

**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.