

Available SF 2,598 SF

Industrial For Lease
Building Size 15,000 SF


Property Name: Northpark Industrial Park
Address: 9312 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prestigious Northpark Industrial Center Location
 100% HVAC / Rear Loading
 Beautifully Maintained Business Park
 1 Month of Abatement Per Year of Term

Lease Rate/Mo:	\$4,027	Sprinklered:	No	Office SF / #:	1,300 SF / 5
Lease Rate/SF:	\$1.55	Clear Height:	16'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 11'x12'	Office HVAC:	Heat & AC
Available SF:	2,598 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	696 SF
Minimum SF:	2,598 SF	A: 200 V: 120 O: W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1985R22	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	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:	LAMR2			APN#:	2746-010-036

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 #: 43633768

Listing Date: 10/29/2025

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent/Owner make no representations as to the accuracy as it has been obtained from third party sources.
