



9350

FOR SALE
CHATSWORTH, CA

PRESENTED BY:
SCOTT CASWELL, SIOR & ERICA BALIN

LEE & ASSOCIATES — LA NORTH/VENTURA

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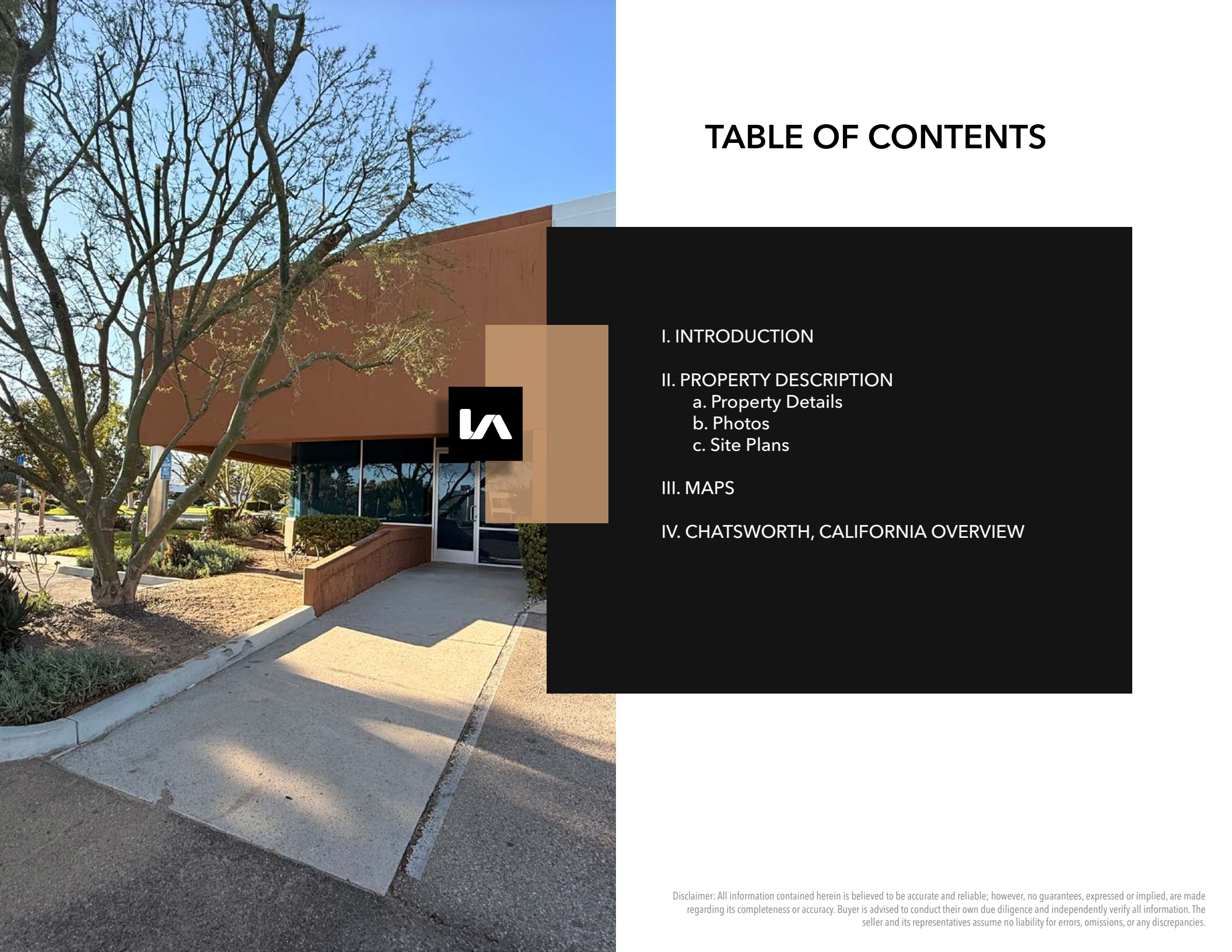


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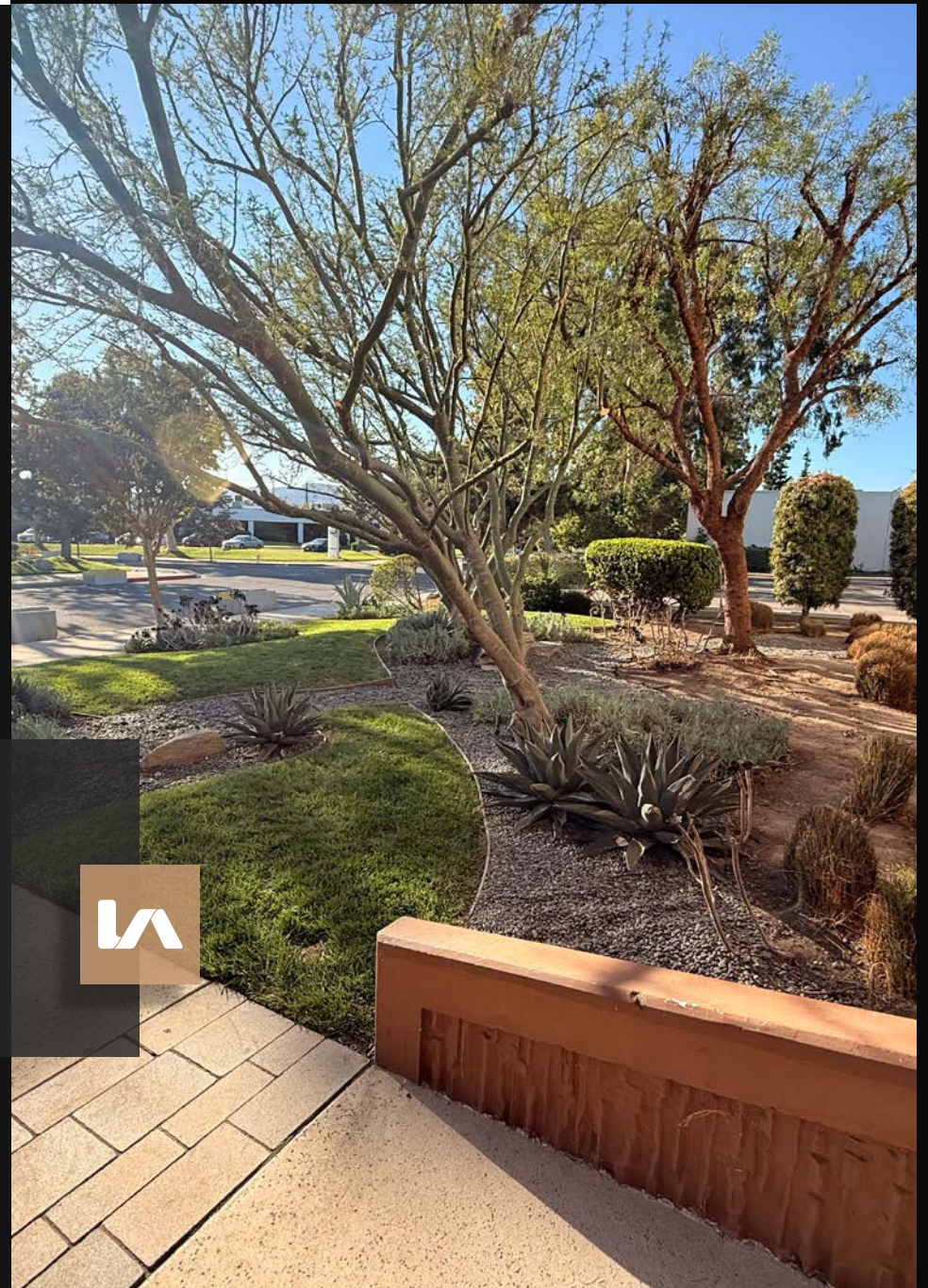
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INTRODUCTION

Lee & Associates is pleased to present an opportunity to acquire a free-standing industrial building located in the heart of **Chatsworth, CA**, within the prestigious **Northpark Industrial Center**. This highly improved 21,825 square foot facility offers a rare combination of functionality, image, and modern upgrades. The property features 100% HVAC throughout, two (2) large ground-level roll-up doors, and excellent curb appeal, making it ideal for image-conscious users seeking both form and function. Surrounded by high-end cosmetic firms, electrical contractors, HVAC companies, and premier design studios, this property provides an exceptional environment for a cosmetic or design-oriented user to thrive. Its location within the **Northpark Industrial Center** places it among the **San Fernando Valley's** most sought-after business parks, known for its professional tenant mix and accessibility to major transportation routes.



PROPERTY HIGHLIGHTS:

- 100% HVAC: Climate-controlled throughout
- Heavy Power: 600 amps, 277/480 volt, 3 phase
- Two (2) Large Ground-Level Roll-Up Doors
- Highly Upgraded Interior Finishes
- Excellent Curb Appeal and Corporate Image
- Ample Parking and Functional Layout
- Located in the Prestigious Northpark Industrial Center
- Surrounded by High-End Cosmetic, Design, and Trade Firms
- Convenient Access to the 118, 405, and 5 Freeways



SALE PRICE
\$6,984,000

SIZE
±21,825 SF

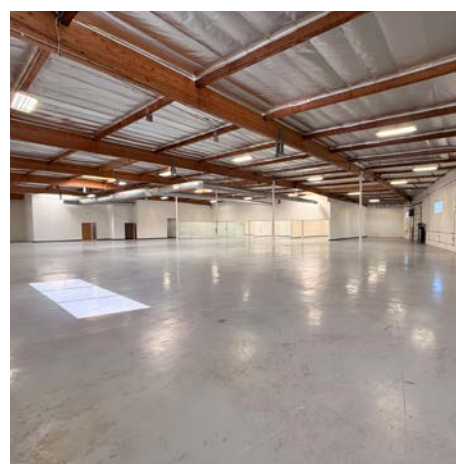
This offering represents a unique opportunity to acquire a high-quality, move-in-ready industrial facility within one of **Chatsworth's** most desirable business environments. With its combination of aesthetic appeal, functional improvements, and prime location, the property caters perfectly to cosmetic, design, technology, and specialty manufacturing users seeking a professional setting to elevate their brand presence.

Ownership opportunities of this caliber within the **Northpark Industrial Center** are rare. This property stands out as a premier asset for an owner-user or investor seeking long-term value and stability in one of the **San Fernando Valley's** most established industrial markets.

Disclaimer: All information contained herein is believed to be accurate and reliable; however, no guarantees, expressed or implied, are made regarding its completeness or accuracy. Buyer is advised to conduct their own due diligence and independently verify all information. The seller and its representatives assume no liability for errors, omissions, or any discrepancies.



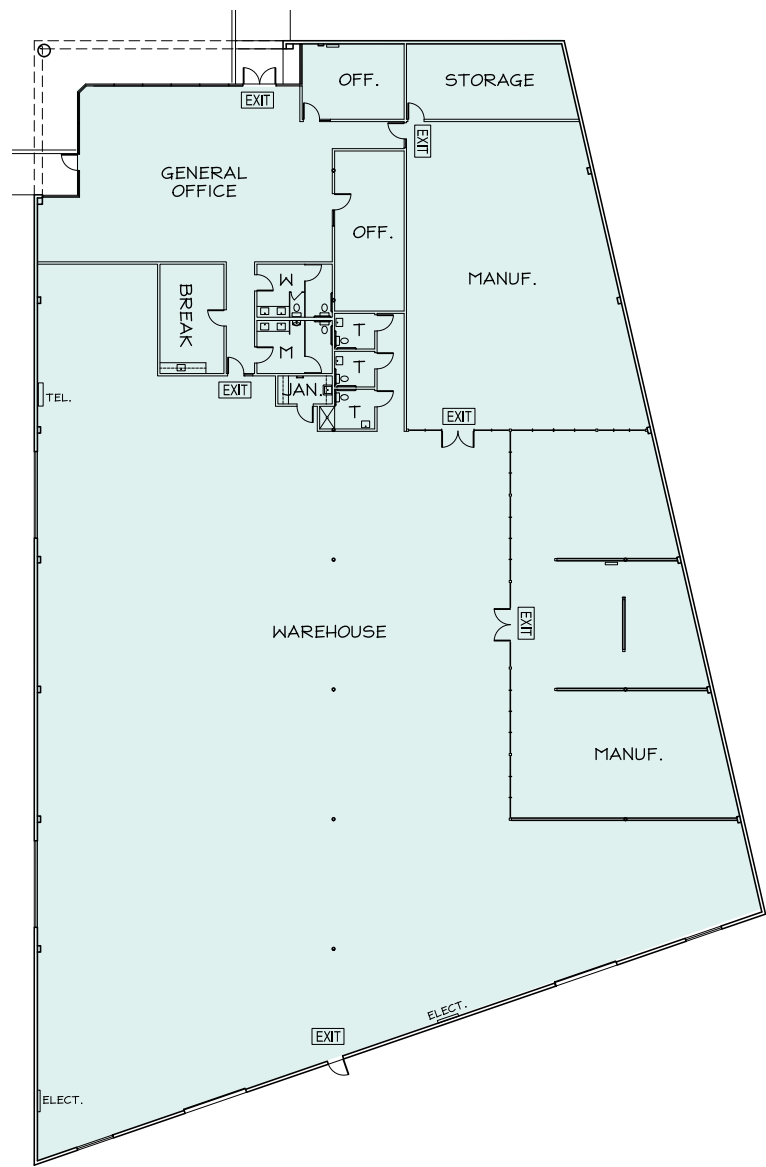
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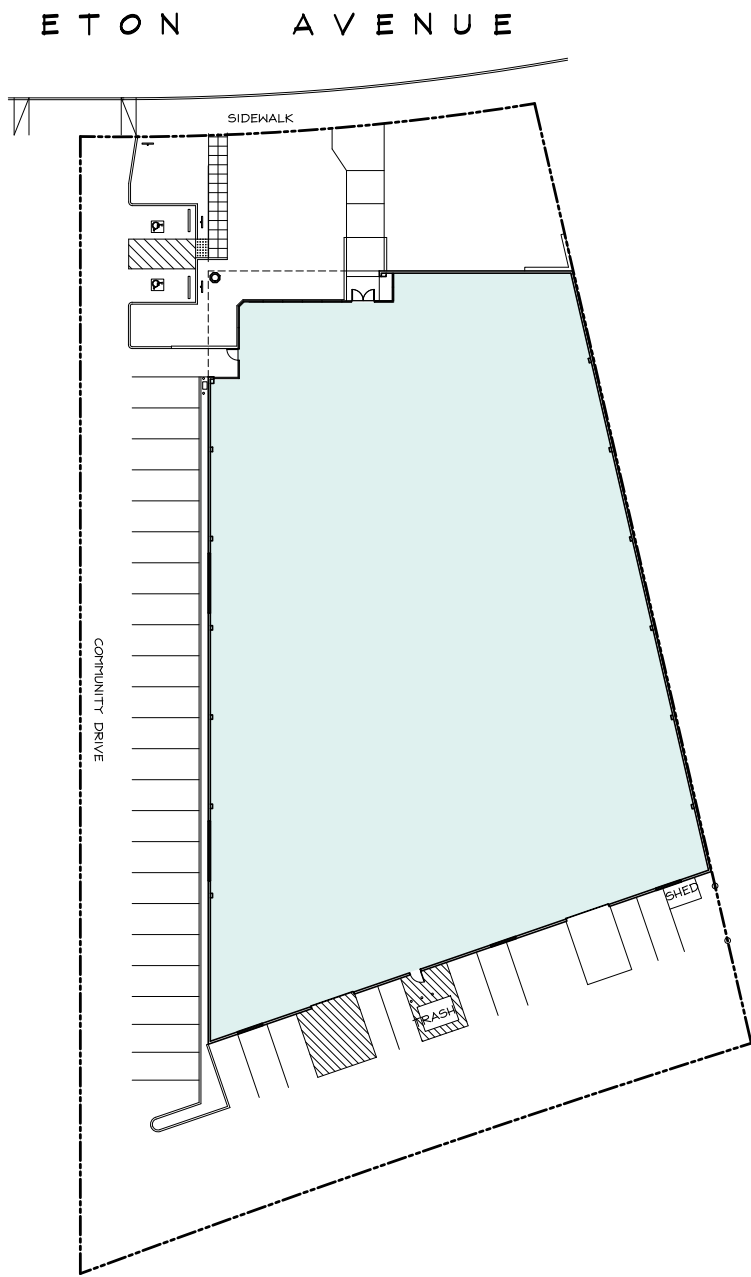
9350 ETON AVENUE FLOOR PLAN

CHATSWORTH, CALIFORNIA



9350 ETON AVENUE SITE PLAN

CHATSWORTH, CALIFORNIA



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AMENITIES & LOCATOR MAP

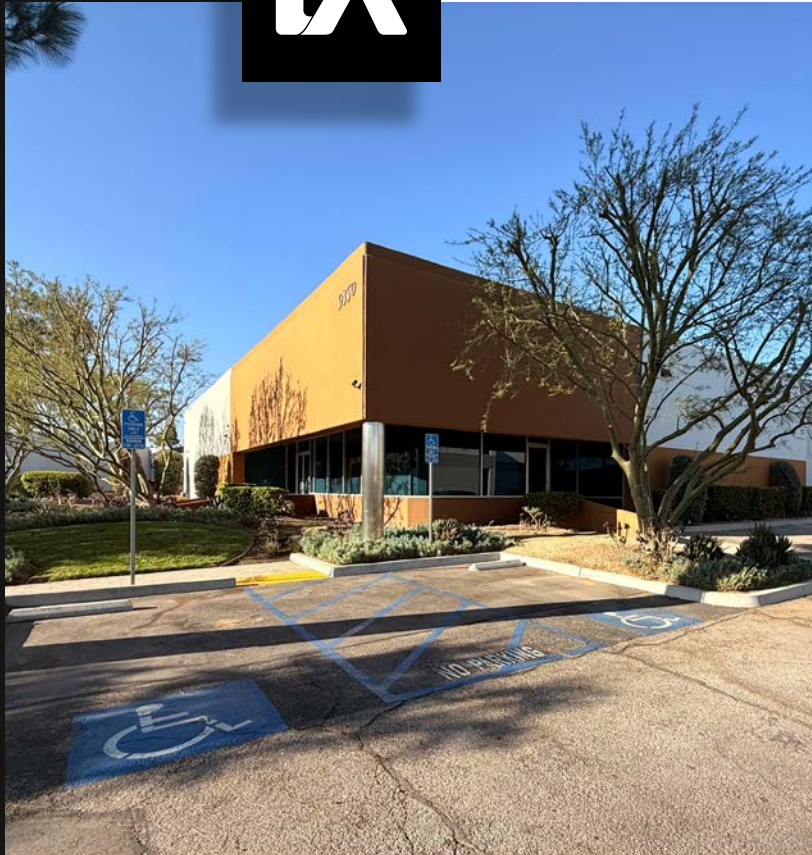




CHATSWORTH, CALIFORNIA OVERVIEW

Situated in the northwestern **San Fernando Valley**, **Chatsworth** offers an exceptional environment for owner-users seeking a professional, image-conscious setting for their business. The area is home to a strong mix of high-end cosmetic firms, design studios, and specialized trade companies, creating a synergistic business community within well-maintained industrial parks. With excellent access to the 118, 405, and 5 freeways, **Chatsworth** provides convenient connectivity across the **Greater Los Angeles** region. Limited new construction and a scarcity of available freestanding buildings have made **Chatsworth** one of the most desirable locations for businesses looking to own their facility, ensuring long-term value and stability for owner-occupiers.





FOR INQUIRIES, PLEASE CONTACT

SCOTT CASWELL, SIOR

Principal

(c) 818.266.7772

(o) 818.444.4911

scaswell@lee-re.com

CA DRE #: 00853607

ERICA BALIN

Managing Director

(c) 805.490.9908

(o) 818.444.4912

ebalin@lee-re.com

CA DRE #: 01481476