

Available SF 2,666 SF

Industrial For Sublease

Building Size 25,000 SF



**Property Name:** Northpark Industrial Park  
**Address:** 9257 Eton Ave, Chatsworth, CA 91311  
**Cross Streets:** Eton Ave/Nordhoff St

Sublease Through 12/31/2025  
 Prestigious Northpark Industrial Park Location  
 Excellent End Unit w/ Great Clearance & Skylights  
 100% HVAC / Rear Loading  
 Like New Condition / Cheapest Rate on Market  
 Beautifully Maintained Business Park

**Lease Rate/Mo:** \$3,599  
**Lease Rate/SF:** \$1.35  
**Lease Type:** Modified Gross  
**Available SF:** 2,666 SF  
**Minimum SF:** 2,666 SF  
**Prop Lot Size:** POL  
**Term:** Sublease Through 12/31/2025  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:**  
**Zoning:** QMR2-1

**Sprinklered:** No  
**Clear Height:** 16'  
**GL Doors/Dim:** 1 / 10'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 120 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1983R20  
**Whse HVAC:**  
**Parking Spaces:** 5 / **Ratio:** 1.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,442 SF / 5  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 700 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2746010035

**Listing Company:** Daum Commercial  
**Agents:** [Jack Stone 310-538-6722](#), [Michael Chase](#), [Kevin Tamura 818-449-1631](#)  
**Listing #:** 41289460  
**Notes:** Call brokers for commission information.

**Listing Date:** 10/18/2024

**FTCF:** CB000N000S000

