



ETON BUSINESS PARK

8900 ETON AVE, UNIT I
CANOGA PARK, CA

SPACE AVAILABLE | 1,755 SF

\$3,247 MG
PER MONTH (\$1.85 PSF)

6 MONTHS HALF RENT
(SUBJECT TO TENANT'S
CREDIT AND MINIMUM
3-YEAR LEASE TERM)

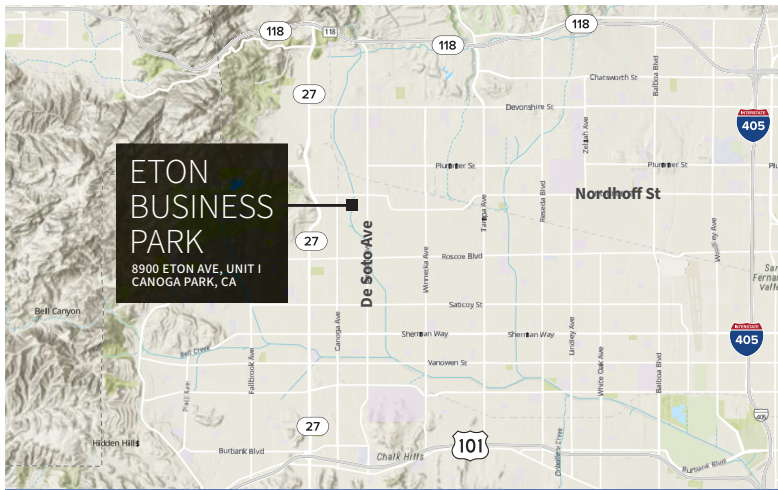


NEWMARK

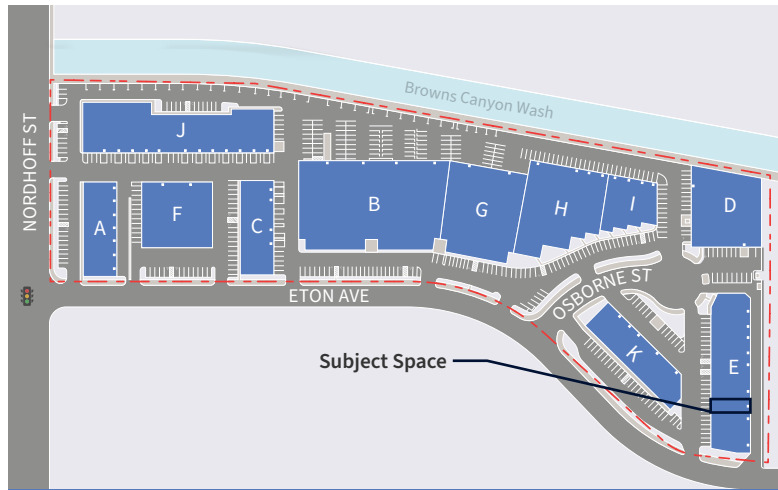
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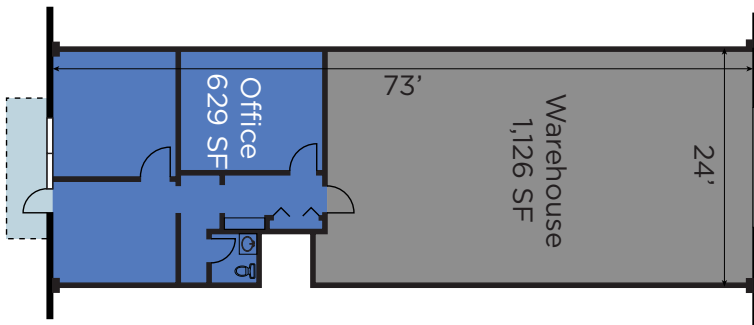
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REGIONAL MAP



SITE PLAN



SUITE 8900, I
1,755 SF

FLOOR PLAN

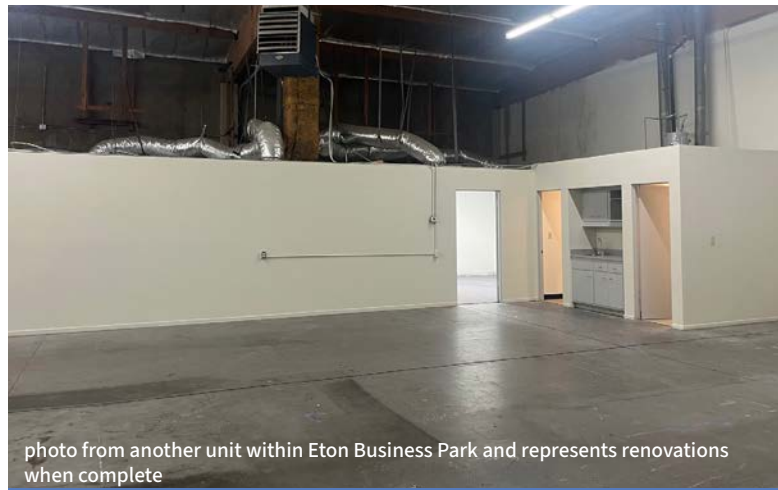


photo from another unit within Eton Business Park and represents renovations when complete

INTERIOR PHOTO

SUITE ATTRIBUTES



1 rear ground level loading door



16-foot minimum warehouse clearance



Clear span warehouse



629 SF functional office space



200 Amps
120/208 Volts



3.5 miles from 118 Freeway and 5.2 miles from 101 Freeway



1.71:1,000 SF parking (3 spaces)



20 minutes from 405 Freeway, providing access to Greater Los Angeles



3 miles from Westfield Topanga



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