



ETON BUSINESS PARK

8934 ETON AVE
CANOGA PARK, CA

SPACE AVAILABLE | 4,512 SF

\$7,625 MG
PER MONTH (\$1.69 PSF)

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

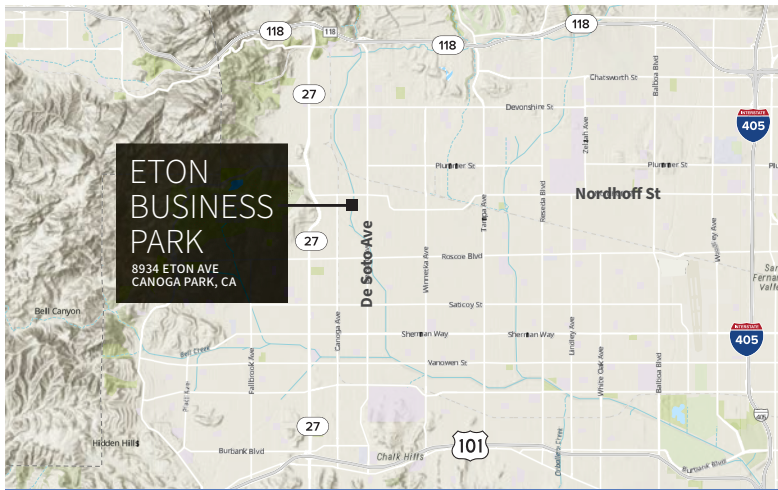


NEWMARK

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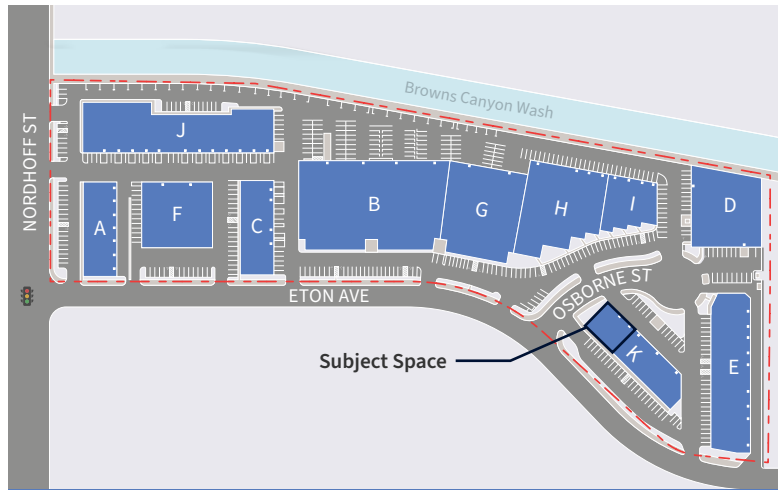
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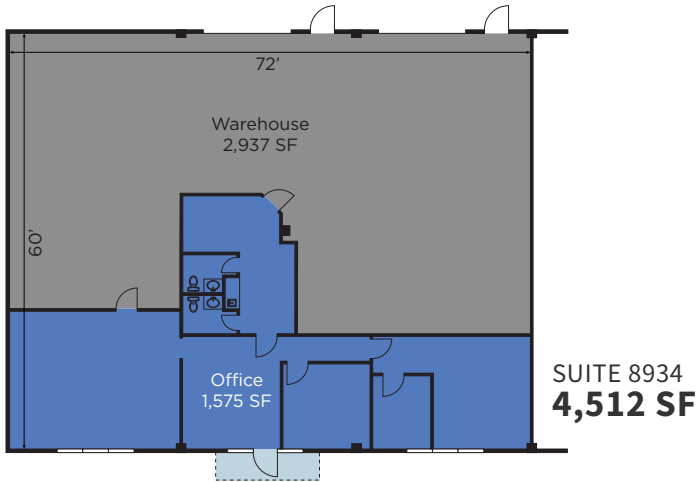


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REGIONAL MAP



SITE PLAN



FLOOR PLAN



INTERIOR PHOTO

SUITE ATTRIBUTES



2 rear ground level loading doors



15-foot minimum warehouse clearance



Clear span warehouse



1,575 SF functional office space



200 Amps
120/220 Volts



3.5 miles from 118 Freeway and 5.2 miles from 101 Freeway



1.77:1,000 SF parking (8 spaces)



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



3 miles from Westfield Topanga



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