

Available SF 33,426 SF

Industrial For Lease

Building Size 33,426 SF



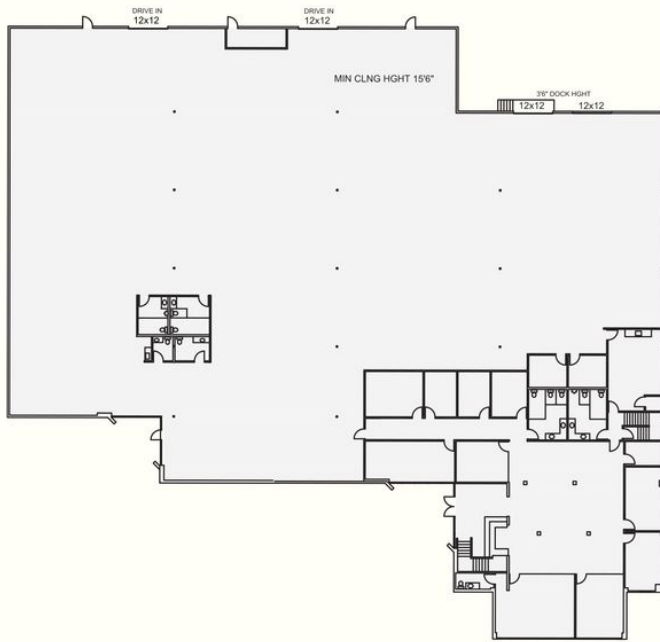
Property Name: Northpark Industrial
Address: 9314 Eton Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prime Location in the Northpark Industrial Area
 Fast Access to the 118 and 101 Freeways
 With Ample On-Site Parking
 Two (2) Grade Level Loading Doors and Two (2) Dock High Doors
 Tenants Benefit From Convenience & Efficiency in Daily Operations

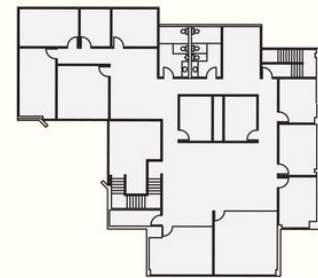
Lease Rate/Mo:	TBD	Sprinklered:	Yes	Office SF / #:	11,291 SF / 26
Lease Rate/SF:	TBD	Clear Height:	15'	Restrooms:	7
Lease Type:	NNN	GL Doors/Dim:	2 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	33,426 SF	DH Doors/Dim:	2 / 12'x12'	Finished Ofc Mezz:	4,950 SF
Minimum SF:	33,426 SF	A: 1000 V: 120/240 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	1.26 Ac / 54,886 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1983	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	04/01/2026
Sale Price/SF:	NFS	Parking Spaces: 38 / Ratio: 1.1:1		Vacant:	No
Taxes:	\$56,379 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746-010-045
Listing Company:	CBRE				
Agents:	Bennett Robinson 818-907-4608 , Michael Bogle 818-907-4746				
Listing #:	44030923	Listing Date:	12/17/2025	FTCF:	CB000N000S000
Notes:	Call broker for commission information. Lessee to verify all information provided including power. Call Broker to show. Do not disturb tenant. Appointment only. Minimum clear height is 15' 6".				

The Layout

Floor Plan



GROUND LEVEL



MEZZANINE LEVEL

9314 ETON AVE.

Area Calculations	Square Footage
Ground Floor Office	6,341
Ground Floor Warehouse	22,135
Ground Floor Total	28,476
Mezzanine Office	4,950
Building Total	33,426