

CBRE



9314

Eton Ave

CHATSWORTH, CA

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NORTHPARK INDUSTRIAL

±33,426 SF INDUSTRIAL BUILDING
AVAILABLE FOR LEASE

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Property Highlights



Location, Location, Location

Prime Location in the Northpark Industrial Area with fast access to the 118 and 101 freeways.



Ample Parking & Easy Access

With ample on-site parking, two (2) grade-level loading door, and two (2) dock-high doors; tenants benefit from convenience and efficiency in daily operations.



Flexible Industrial Layout

The building is ideal for light manufacturing, distribution, or creative industrial use.



Freestanding Building with Distinction



Available SF

±33,426 SF



HVAC

Heat/Air-Conditioning



GL Doors/Dim

2 - 12' x 12'



Zoning

LAMR2



Clear Height

15' 6"



DH Doors/Dim

2 - 12' x 12'



Office SF

Approximately 11,291 SF
(includes Mezzanine)



Power

1,000 A, 120/240 V,
3 Phase, 4 Wire



Parking Spaces

Approximately 38 Spaces



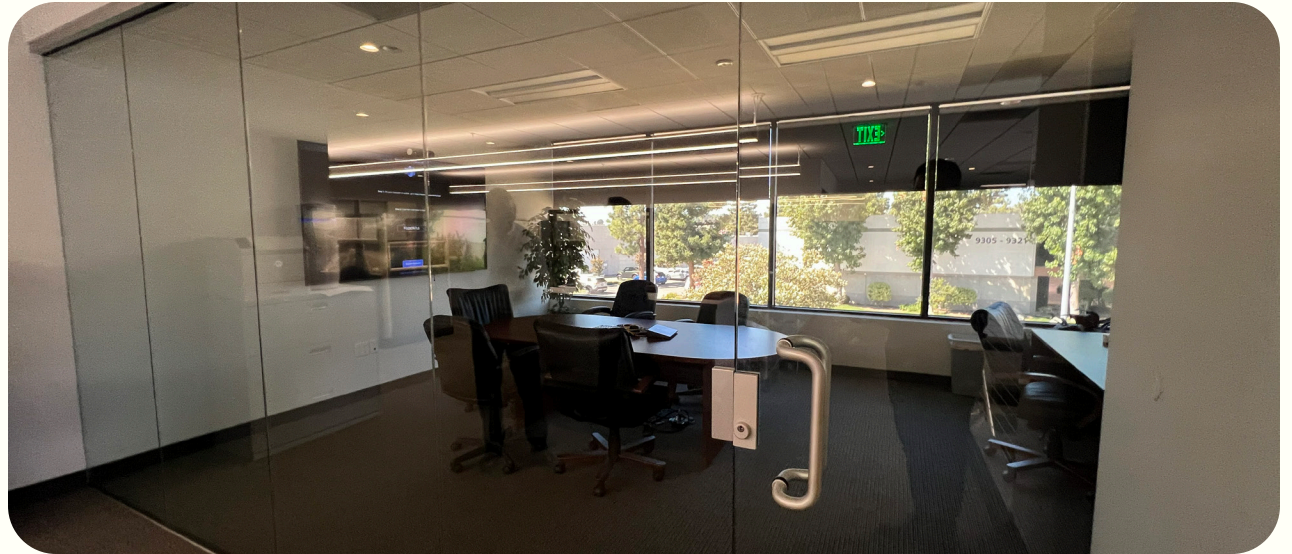
Lease Rate PSF

TBD - Contact Broker For Pricing



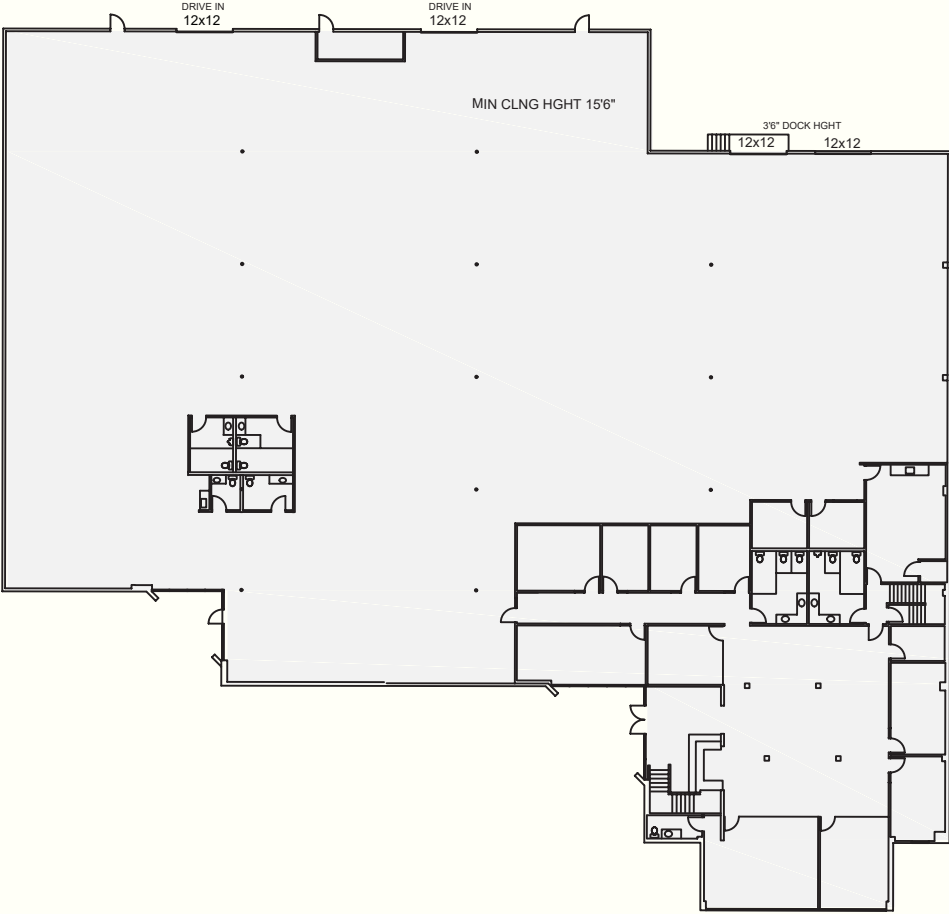
Photos

Interior Office/Warehouse

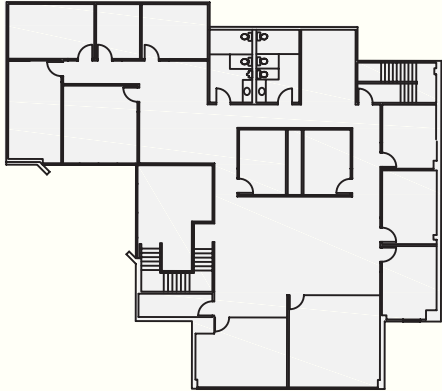


The Layout

Floor Plan



GROUND LEVEL



MEZZANINE LEVEL

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

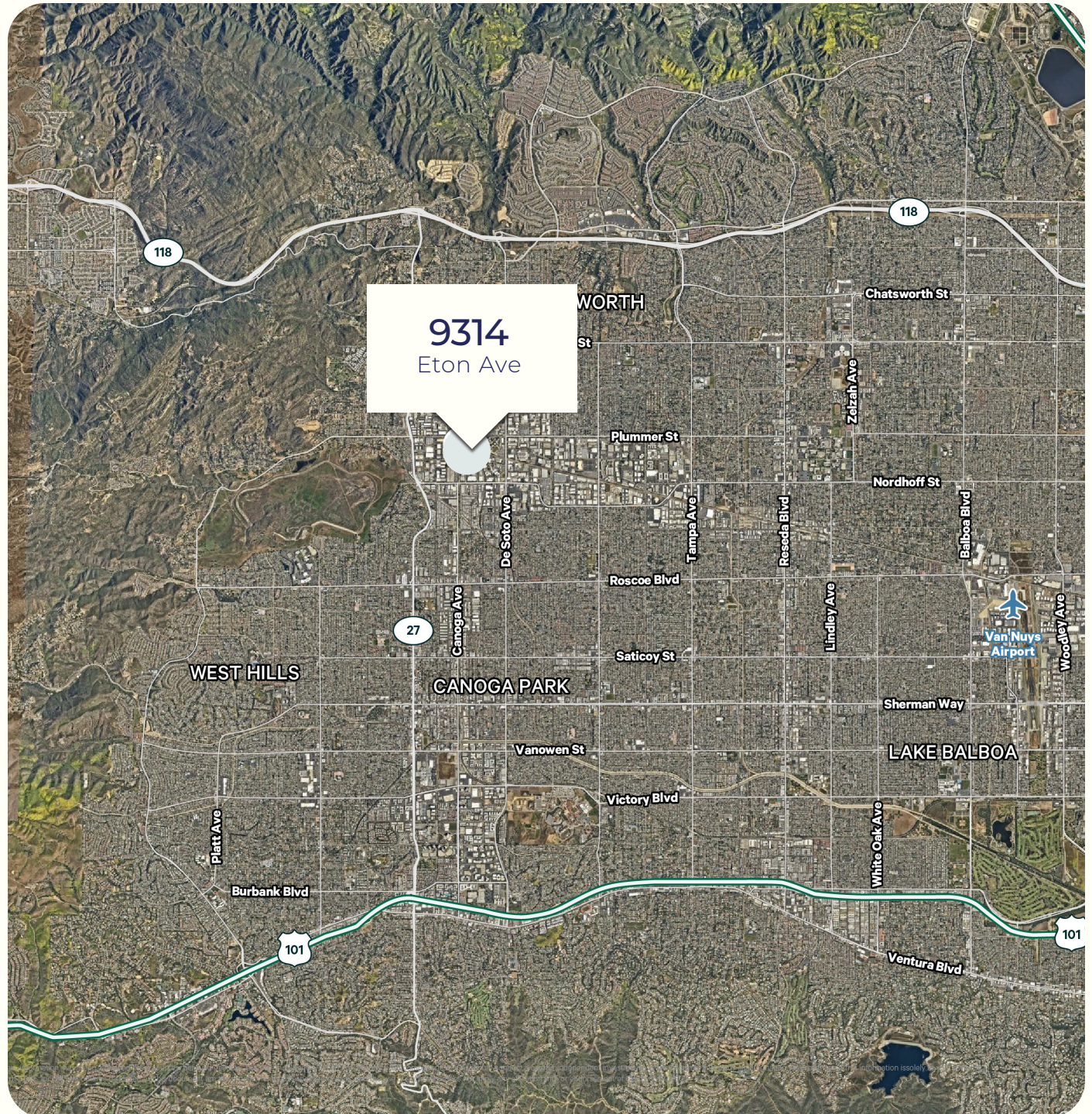


The Area

West San Fernando Valley

Market Overview

Chatsworth, CA, features a diverse industrial area known for its mix of manufacturing, distribution, and logistics companies. The region benefits from its proximity to major highways, such as the 118 and 405 freeways, facilitating transportation and access to the Greater Los Angeles area. The industrial sector includes light manufacturing, warehousing, and tech-related businesses, with a focus on innovation and sustainability. The area's infrastructure supports a growing economy, attracting both established firms and startups.



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