



# ETON BUSINESS PARK

21121-21125 OSBORNE ST.  
CANOGA PARK, CA

**SPACE AVAILABLE | 10,022 SF**

**\$15,935 MG**  
PER MONTH (\$1.59 PSF)

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

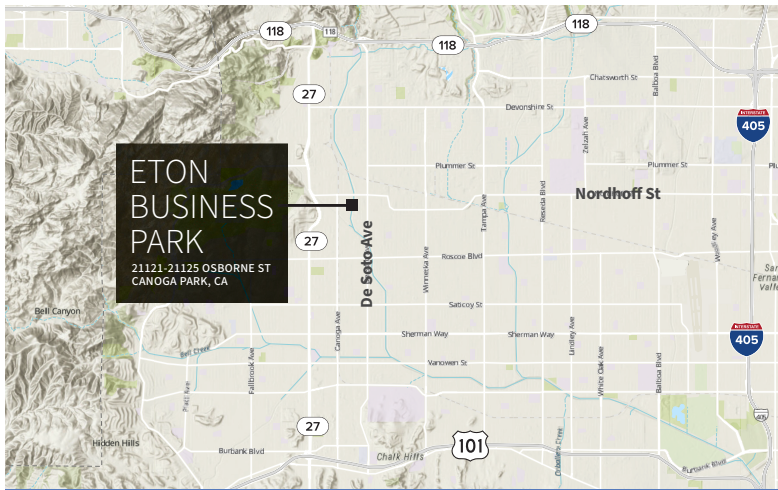


**NEWMARK**

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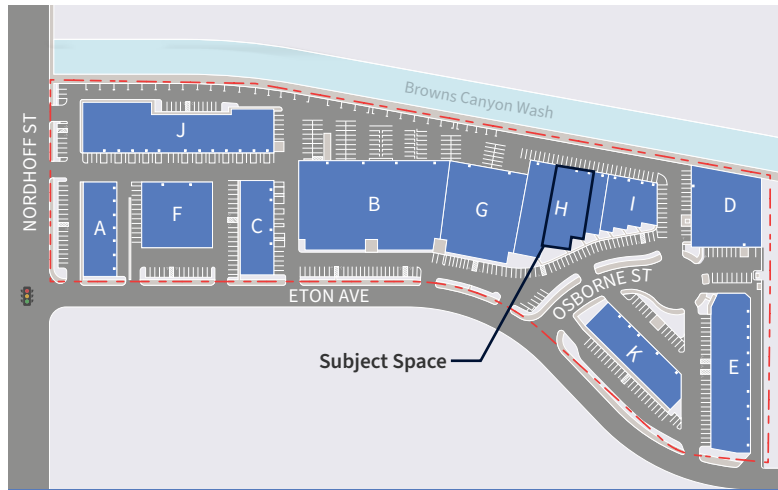
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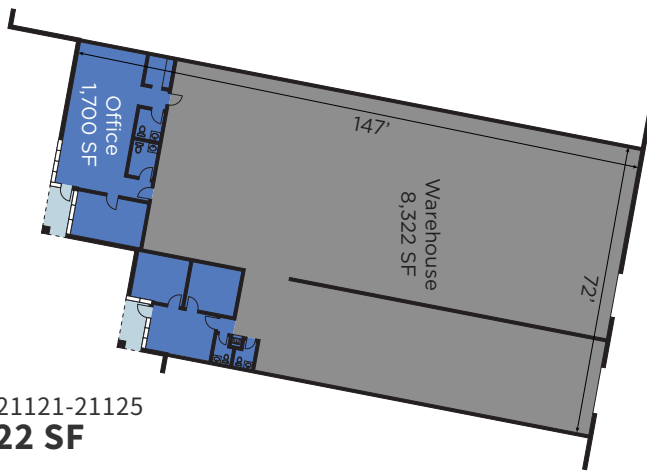


**ETON BUSINESS PARK**  
 21121-21125 OSBORNE ST  
 CANOGA PARK, CA

**REGIONAL MAP**



**SITE PLAN**



SUITE 21121-21125  
**10,022 SF**

**FLOOR PLAN**



**INTERIOR PHOTO**

## SUITE ATTRIBUTES



2 rear ground level loading doors



15-foot minimum warehouse clearance



Clear span warehouse



1,700 SF functional office space



200 Amps  
 120/240 Volts



3.5 miles from 118 Freeway and 5.2 miles from 101 Freeway



2.00:1,000 SF parking (20 spaces)



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



3 miles from Westfield Topanga



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