

FOR SALE | \$5,200,000

9016 WINNETKA AVE. | NORTHRIDGE, CA 91324

16,075 SF INDUSTRIAL ON 44,993 SF LAND



EXCLUSIVELY LISTED BY:

Chris Jackson

CEO
818.933.2368
cjackson@naicapital.com
Cal DRE Lic #01255538

Eric Seidenglanz

Senior Vice President
818.815.2426
eseidenglanz@naicapital.com
Cal DRE Lic #01975684

Taylor Jackson

Associate
818.742.1640
tjackson@naicapital.com
Cal DRE Lic #02219533

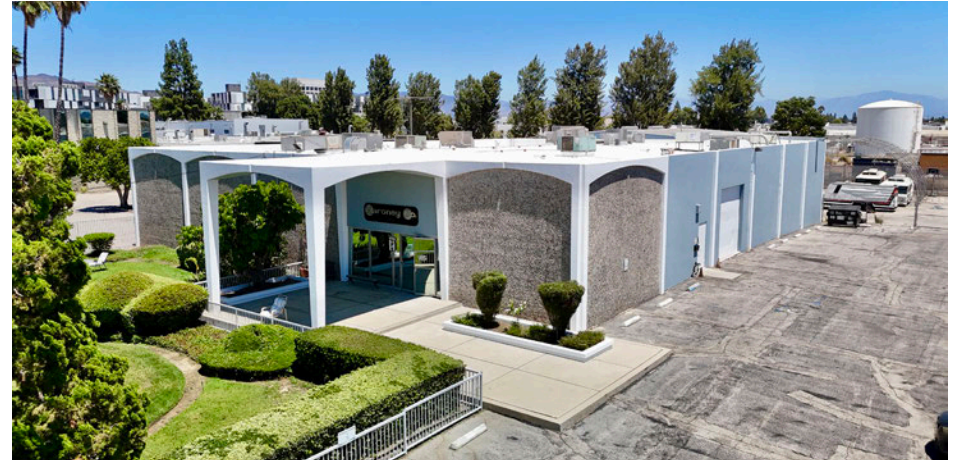
NAI Capital - Encino

15821 Ventura Blvd., Suite 320
Los Angeles, CA 91436
818.905.2400
www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS	
Address:	9016 Winnetka Ave.
Price:	\$5,200,000
Price/SF:	\$323.48
Building SF:	16,075
Land SF:	44,993
Proforma Cap Rate:	4.72%



BUILDING SUMMARY	BUILDING 1	BUILDING 2
Size:	12,125 SF	3,950 SF
Office:	1,500 SF	0 SF
Mezzanine:	0 SF	1,500 SF
Clear Height:	17'	20'
Power:	400 Amps; 3 Phase	-
HVAC:	100%	N/A
Dock High Loading:	2	N/A
Ground Level Loading:	1	1
Tenant:	Maroney Company	N/A
Lease Expiration:	12/31/28	N/A

TENANT OVERVIEW

MARONEY COMPANY

Address:	9016 Winnetka Ave.
SF Occupied:	±12,500
Original Lease Commencement Date:	1/29/16
Option Expiration Date:	12/31/28
Monthly Base Rent:	\$18,000
Annual Base Rent:	\$216,000
Renewal Option:	None

TENANT DESCRIPTION

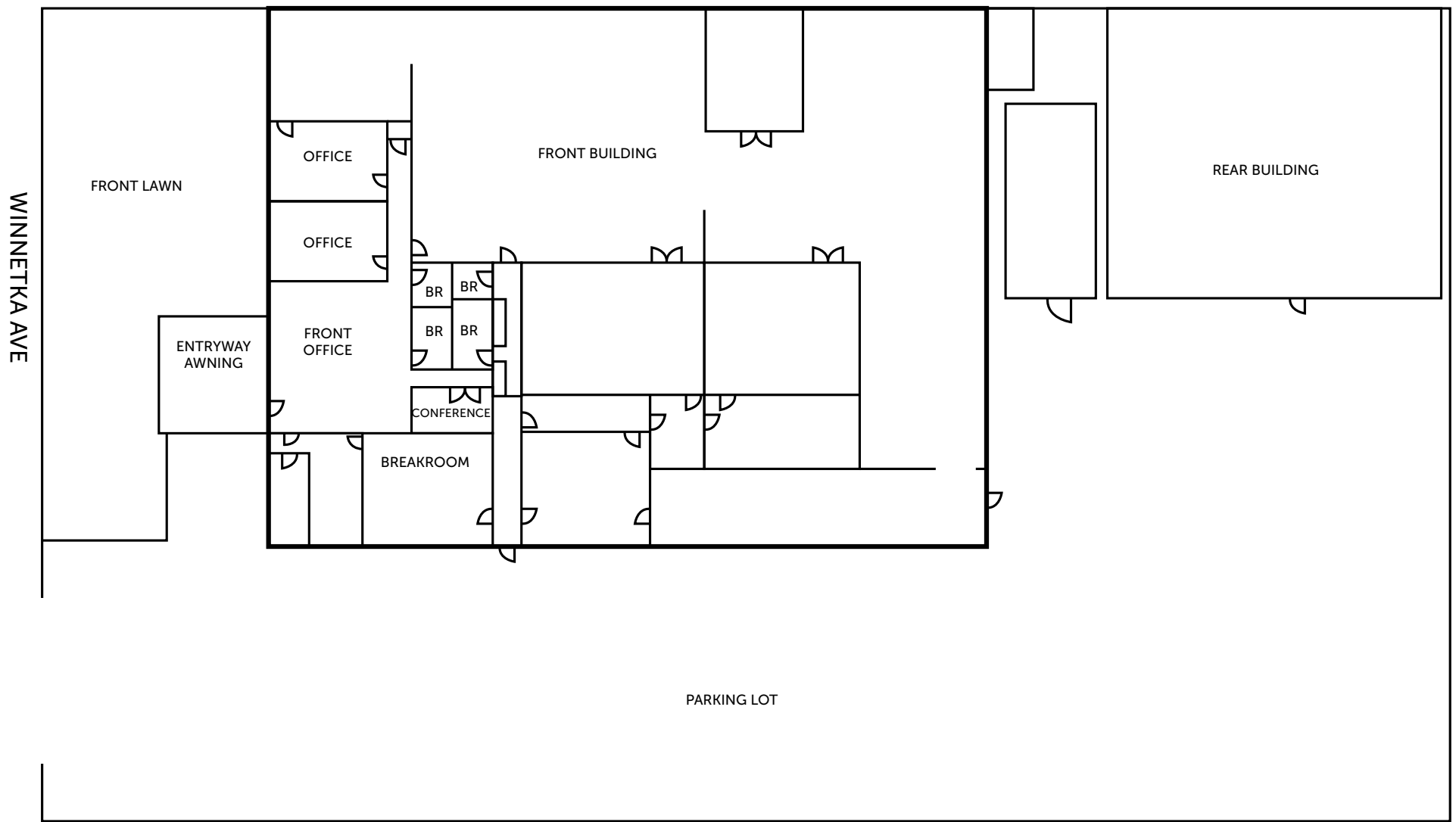
Founded in 1955, the Maroney Company is among the most sought-after, unique, ultra-precision machining companies in the world. Combining an absolute dedication to service and quality, along with being entirely self-sufficient, the Maroney Company can control the most complex projects from concept to completion. Our impeccably clean production areas are equipped with the finest state-of-the-art machining tools and support equipment in the industry. **The Maroney Company is dedicated to excellence.**



PROPERTY PHOTOS



SITE PLAN



SALE COMPARABLES

	Address	Sale Date	Sale Price	PSF	Type	Year Built	RBA (SF)	Land Acres	Land SF	Zoning
	9350 Eton Ave.	Jun 2026	\$6,475,000	\$296.68	2 Star Industrial	1981	21,825	0.99	43,124	LAMR2
	8039 Deering Ave.	May 2026	\$3,925,000	\$290.74	2 Star Industrial	1976	13,500	0.62	27,007	LAM2
	20520 Nordhoff St.	Mar 2026	\$6,450,000	\$290.54	3 Star Industrial	1979 (Renovated 1999)	22,200	1.36	59,242	LAMR2
	8015 Deering Ave.	Feb 2026	\$3,775,000	\$292.82	3 Star Industrial	1973	12,892	0.62	27,007	M2-1VL
	7866-7868 Deering Ave.	Dec 2025	\$5,175,000	\$292.37	3 Star Industrial	1967	17,700	0.9	39,204	M2-1
	9414 Eton Ave.	Aug 2025	\$4,700,000	\$309.94	2 Star Industrial	1985	16,164	0.7	30,492	LAMR2

AMENITIES MAP



FOR SALE | \$5,200,000

9016 WINNETKA AVE. | NORTHRIDGE, CA 91324

16,075 SF INDUSTRIAL ON 43,560 SF LAND

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