



ETON BUSINESS PARK

21117 OSBORNE ST.
CANOGA PARK, CA

SPACE AVAILABLE | 2,386 SF

\$4,271 MG
PER MONTH (\$1.79 PSF)

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

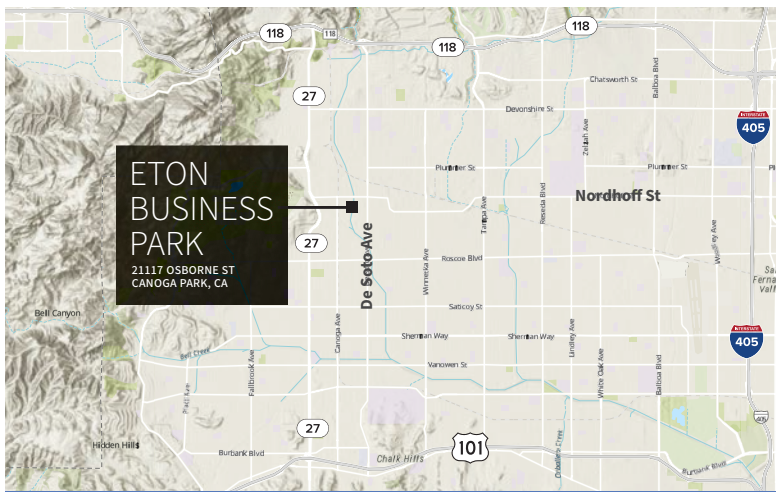


NEWMARK

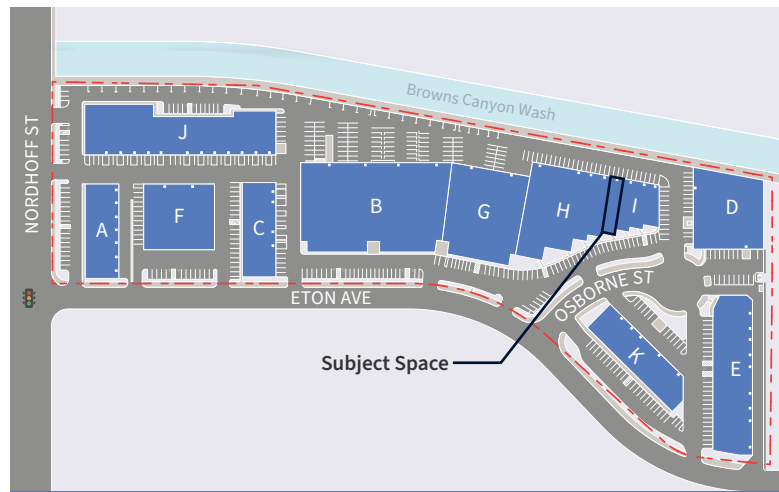
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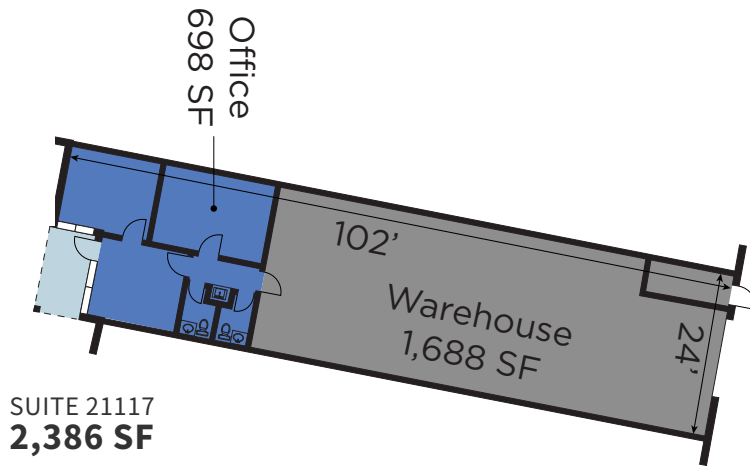
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REGIONAL MAP



SITE PLAN



FLOOR PLAN



SUITE ATTRIBUTES



1 rear ground level loading door



15-foot minimum warehouse clearance



Clear span warehouse



698 SF functional office space



200 Amps, 240 Volts



3.5 miles from 118 Freeway and 5.2 miles from 101 Freeway



2.10:1,000 SF parking (5 spaces)



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



3 miles from Westfield Topanga

TURNBRIDGE
EQUITIES

NEWMARK

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