

# NORTHPARK INDUSTRIAL

9424 Eton Ave, Unit H  
Chatsworth, CA 91311

1,868 SF Industrial Building  
Available For Lease

**Bennett Robinson**  
Vice Chairman

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**CBRE**



# Property Summary

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<b>Lease Rate PSF</b>	\$1.70 PSF Gross + \$0.05 CAM charge with taxes and insurance adjusted over the base year
<b>Available SF</b>	1, 868 SF
<b>Office SF</b>	Approximately 626 SF   Three (3) Offices
<b>Zoning</b>	LAMR2
<b>Clear Height</b>	13' 6"
<b>Power</b>	200 Amps, 120/208 Volts, 3 Phase, 4 Wire
<b>GL Doors/Dim</b>	1 - 10' x 12'
<b>Construction Type</b>	Tilt-wall
<b>HVAC</b>	Heat/Air-Conditioning
<b>Parking Spaces</b>	Approximately 3 Spaces

\*LESSEE TO VERIFY ALL INFORMATION

## Location, Location, Location

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

## Beautiful Courtyard Retreat

A well-maintained courtyard offers a tranquil location for employees and potential clients. A perfect escape for breaks and informal meetings.

## Flexible Industrial Layout

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

## Ample Parking & Easy Access

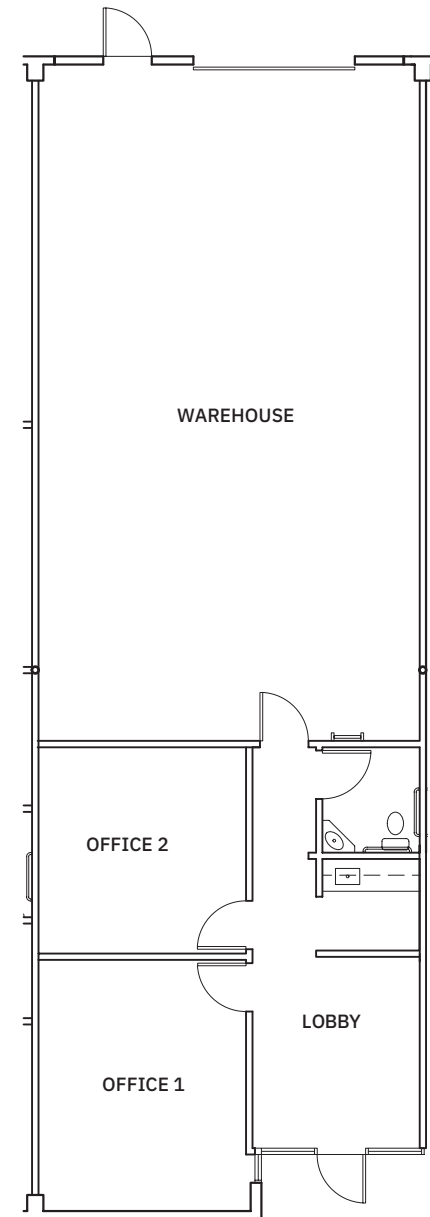
With ample on-site parking and one (1) grade-level loading door, tenants benefit from convenience and efficiency in daily operations.

# Interior Images



Room	Measurements
Office 1	12' 9" x 15' 8"
Office 2	12' 9" x 12 '9"
Lobby	12' 4" x 11' 4"
Kitchenette	6' x 5' 9"
Bathroom	6' x 6' 5"
Hallway	3' 11" x 12' 8"
Warehouse	23' 7" x 48' 11"

\*THESE APPROXIMATE DIMENSIONS ARE ALL INTERIOR

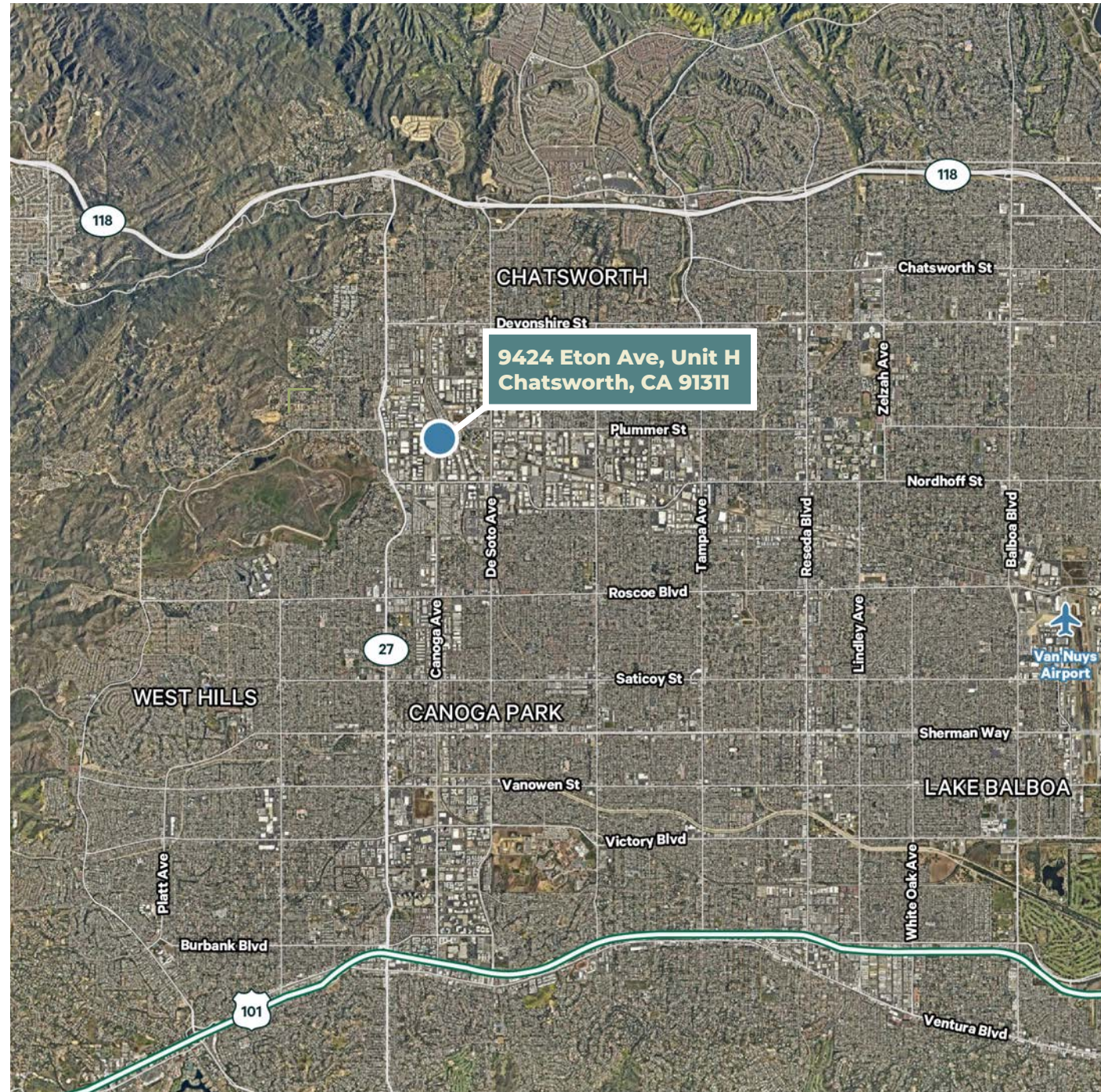


# Floor Plan

# Market Overview

## Chatsworth, CA

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.





# Amenities Map

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