



ETON BUSINESS PARK

9020 ETON AVE., UNIT FG
CANOGA PARK, CA

SPACE AVAILABLE | 2,955 SF

\$5,171 MG
PER MONTH (\$1.75 PSF)

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

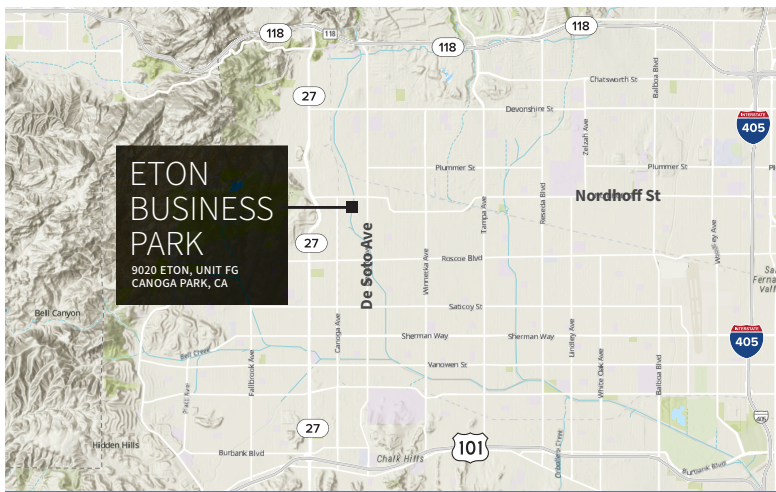


NEWMARK

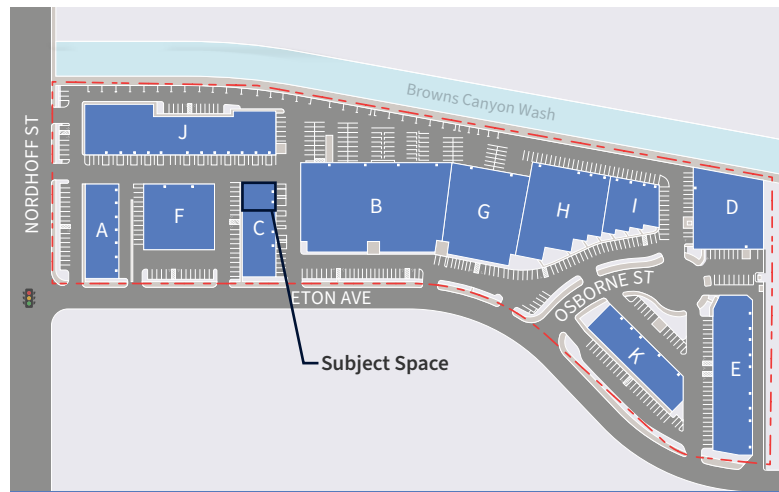
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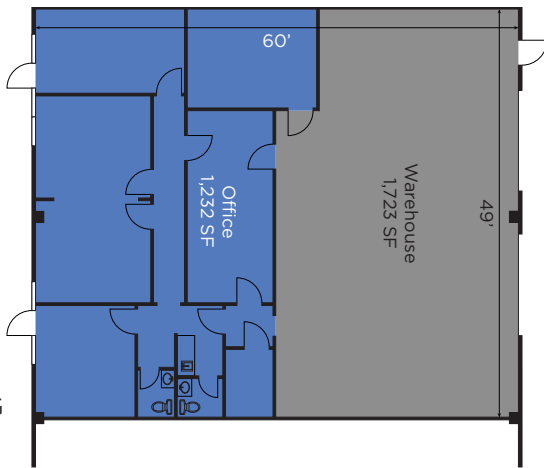
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REGIONAL MAP



SITE PLAN



SUITE 9020-FG
2,955 SF

FLOOR PLAN



photo from another unit within Eton Business Park and represents renovations when complete

INTERIOR PHOTO

SUITE ATTRIBUTES



1 rear ground level loading door



15-foot minimum warehouse clearance



Clear span warehouse



1,232 SF functional office space



200 Amps, 240 Volts



3.5 miles from 118 Freeway and 5.2 miles from 101 Freeway



2.71:1,000 SF parking (8 spaces)



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



3 miles from Westfield Topanga

TURNBRIDGE
EQUITIES

NEWMARK

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