



9020 ETON AVENUE UNITS F & G, CANOGA PARK, CA 91304

\$1.15 /SF/MO - YEAR 1

- Nice Industrial Street Front Space
- In a Most Desired Business Park in the SFV
- 100% HVAC
- Coffee Bar
- Rear Loading Door
- Rare Small Space for Warehouse / Light Assembly / Distributor / Marketing Group
- Quick Lessor Response

Notes: Estimated CAM Fees \$0.05/SF/MO – Year 1.

Lessee to verify power and all information contained on brochure.

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|----------------------------------|----------------------------|
| Lease Rate / SF: | \$1.15 |
| Lease Type: | Industrial Gross |
| Terms: | Negotiable |
| Available SF: | Approx. 2,940 SF |
| Total Building: | Approx. 10,200 SF |
| Zoning: | LAMR2 |
| Construction Type: | Tilt Up |
| Const. Status/Year Built: | Existing / 1974 |
| Min. Clear Height: | 15' |
| Heat/Cool: | Heating and AC Ventilation |
| Electrical: | A: 200 V: 200 Ø: 3 W: 4 |
| Ground Level Doors: | 1 / 12' x 12' |
| Parking Spaces / Ratio: | 6 / 2.04:1000 |
| Specific Use: | Light Industrial |
| Offices #/SF : | TBD |
| Restrooms: | 2 |
| Office Air / Heat: | Yes |

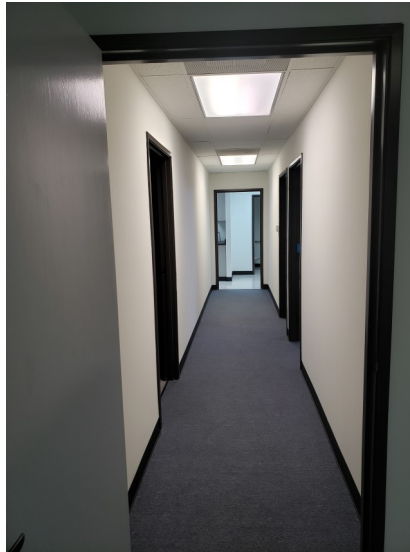
FOR MORE DETAILS CONTACT:

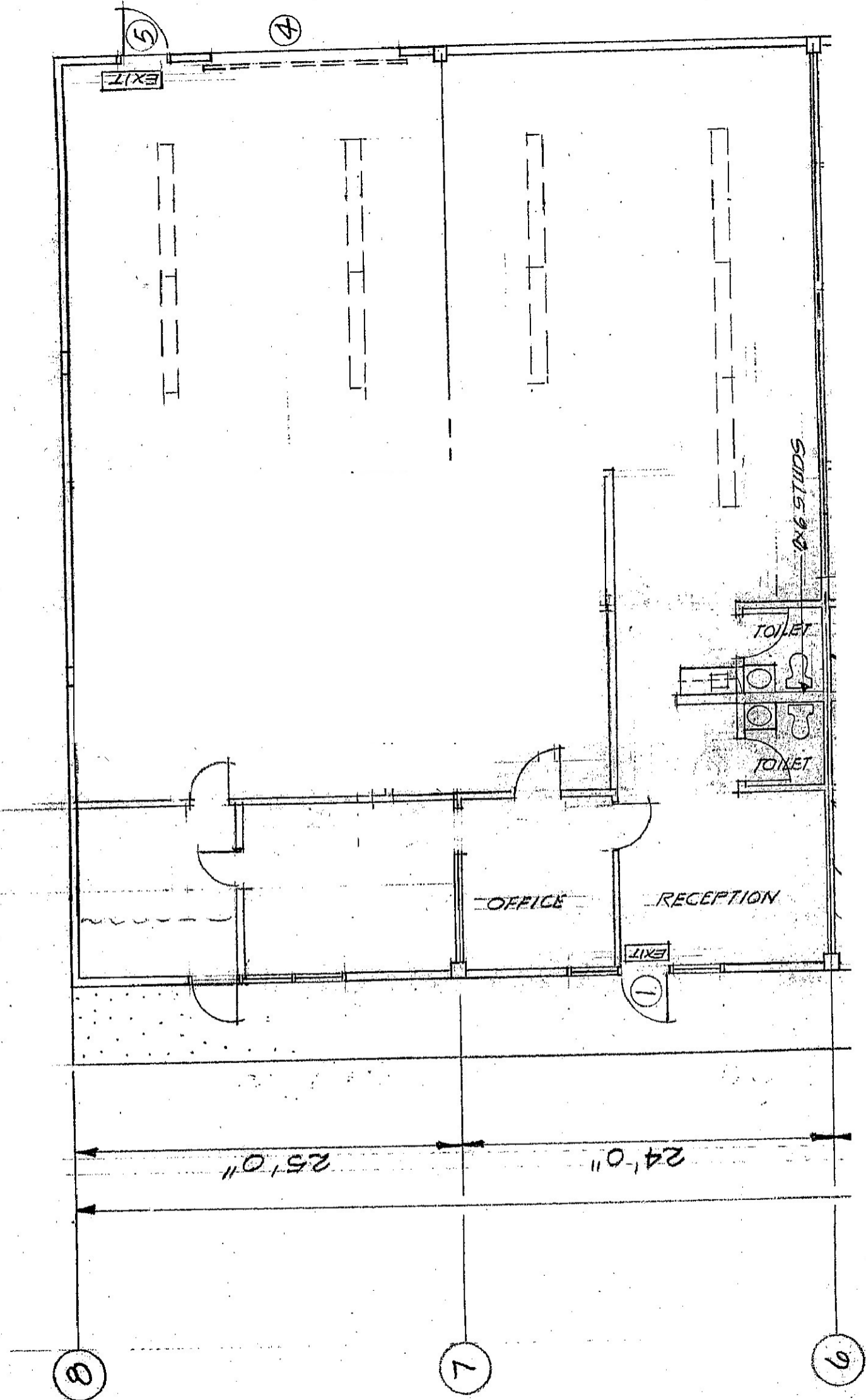


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9020 ETON AVE.

"F/6"