



9035 ETON AVENUE, SUITE D, CANOGA PARK, CA 91304

\$1.45 /SF/MO - YEAR 1

- Nice Space with Street Exposure
- 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

Lease Rate / SF:	\$1.45 / SF/ MO
Lease Type:	Industrial Gross
Terms:	Negotiable
Available SF:	Approx. 1,298 SF
Total Building:	Approx. 7,080 SF
Zoning:	LAMR2
Construction Type:	Tilt Up
Const. Status/Year Built:	1977
Min. Clear Height:	15'
Heat/Cool:	Heating and AC Ventilation
Electrical:	A200/V120-208/P3/W3 TBV
Ground Level Doors:	1 / 12' x 12'
Parking Spaces / Ratio:	2/ 1.54 :1000
Specific Use:	Light Industrial
Offices #/SF :	2 / Approx. 400 SF
Restrooms:	1
Office Air / Heat:	Yes

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

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS CONTACT:



Arthur Pfefferman
Executive Vice President
CalDRE License No.: 01021906
art@pfeffermancre.com

Cell 818-516-0257- **Call or Text**
Direct 818-449-5122
Fax: 818-366-4900

11280 Corbin Ave, Suite A, Porter Ranch, CA 91326