



**3 One Half  
Months  
Free Rent**  
on Min. 3 Year  
Leases

**NEW PRICE**

**9045 ETON AVENUE, SUITE C, CANOGA PARK, CA 91304**

**\$1.35/SF/MO**

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

<b>Lease Rate / SF:</b>	\$1.35 / SF/ MO
<b>Lease Type:</b>	Industrial Gross
<b>Terms:</b>	Negotiable
<b>Available SF:</b>	Approx. 1,416 SF
<b>Total Building:</b>	Approx. 7,080 SF
<b>Zoning:</b>	LAMR2
<b>Construction Type:</b>	Tilt Up
<b>Const. Status/Year Built:</b>	1977
<b>Min. Clear Height:</b>	15'
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Electrical:</b>	A 150 / V 240 / P 3 / W 3
<b>Ground Level Doors:</b>	1 / 12' x 12'
<b>Parking Spaces / Ratio:</b>	2/ 1.54 :1000
<b>Specific Use:</b>	Light Industrial
<b>Offices #/SF :</b>	3 / Approx. 500 SF
<b>Restrooms:</b>	1
<b>Office Air / Heat:</b>	Yes

Notes: Estimated CAM Fees \$0.05/SF/MO

Lessee to verify power and all information contained on brochure.

## FOR MORE DETAILS CONTACT:



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