



9040 ETON AVENUE, CANOGA PARK, CA 91304

\$1.20 /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:	\$1.20
Lease Type:	Industrial Gross
Terms:	Negotiable
Available SF:	Approx. 7,560 SF
Total Building:	Approx. 15,120 SF
Zoning:	LAMR2
Construction Type:	Tilt Up
Const. Status/Year Built:	1974
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:	14/1.85 :1000
Specific Use:	Light Industrial
Offices #/SF :	11 / Approx. 3,000 SF
Restrooms:	4
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:



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