



8900 Eton Ave

8900 Eton Ave, Canoga Park, CA 91304

Industrial Warehouse/Distribution 20,686 SF

For Lease

\$1.70/SF/MO

Property Type

**Industrial -
Warehouse/Distribution**

Date Updated

Mar 30, 2023

AVAILABLE SPACE: 1,764 SF 3 OFFICES/APPROX. 450 SF PARKING #: 3 SPACES 2 RESTROOMS A:200 V: 120 Ø: 3 W: 3 GREAT SMALL WAREHOUSE OR ASSEMBLY FACILITY 100% HVAC 220 Lines in Warehouse PRICED TO ATTRACT QUALITY TENANT COFFEE BAR NEGOTIABLE LEASE TERM BUILT IN 1975 MIN. CLEAR HEIGHT: 14' LAMR2 ZONING LESSEE TO VERIFY ALL INFORMATION NOTED THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE DO NOT TAKE RESONSIBILITY FOR ITS CORRECTNESS.

Space Available

Space Available

Space Type

Warehouse/Distribution

Lease Rate

\$1.70/SF/MO

Total Space Available

20,686 SF

Min Divisible

20,686 SF

Lease Type

Modified Gross

Sublease

No

Build Type

Full build out