



## 9005 Eton Ave

9005 Eton Ave, Canoga Park, CA 91304

Industrial Warehouse/Distribution 20,400 SF

For Lease

**\$1.65/SF/MO**

Date Updated

**Mar 30, 2023**

Property Type

**Industrial -  
Warehouse/Distribution**

Website

**[www.cbcworldwide.com](http://www.cbcworldwide.com)**

Under New Ownership Ask About 5% Broker Bonus\*\* • Prestigious Space • In a Most Desired Business Park in the SFV • Unit is Most Affordable in the Park • 100% HVAC • Coffee Bar • Rear Loading Door • Priced to Attract a Quality Tenant Terms: Negotiable with Annual Increases Available SF: Approx. 1,416 SF Total Building: Approx. 20,400 SF Zoning: LAMR2 Construction Type: Tilt Up Const. Status/Year Built: Existing / 1974 Min. Clear Height: 15' Heat/Cool: Heating and AC Ventilation Electrical (TBV): Panel 1: A: 100 V: 120 Ø: 3 W: 3 Panel 2: A: 120 V: 120 Ø: 1 W: 3 Ground Level Doors: 1 / 12' x 12' Parking Spaces: 2 spaces Specific Use: Light Industrial Offices #/SF: 3 Restrooms: 1 Office Air / Heat: Yes Notes: Estimated CAM Fees \$0.12/SF/MO \*\*Quick Lessor Response - Provide Us Prospective Tenant's Info. - We Do the Rest - You get Paid Upon Occupancy! Lessee to verify power and all information contained on brochure. (THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)

## Space Available

### Space Available

Space Type	Lease Rate
<b>Warehouse/Distribution</b>	<b>\$1.65/SF/MO</b>
Total Space Available	Min Divisible
<b>20,400 SF</b>	<b>20,400 SF</b>
Lease Type	Sublease
<b>Modified Gross</b>	<b>No</b>
Build Type	
<b>Full build out</b>	