

# FOR LEASE

## 9045 ETON AVENUE SUITE B CANOGA PARK, CA 91304

[\*\*VIDEO TOUR\*\*](#)**\$1.55/SF/MO - MG**

### SUMMARY

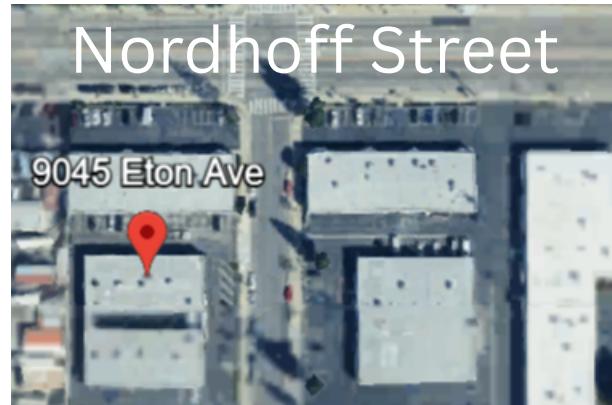
Property Type:	Modified Gross
Terms:	Negotiable
Available SQ.FT.:	Approx. 1,416
Total Building SQ.FT.:	Approx. 48,550
Zoning:	LAMR2
Year Built:	1974
Heat/Cool:	Heating and AC Ventilation
Specific Use:	Light Industrial
Restrooms:	1
Parking:	2
Electrical:	A: 100 V: 240 Ø: 3 W: 4
Min. Clear Height:	15'
Ground Level Doors:	1 / 12' x 12'
Offices #/SF:	1 Office + Reception Approx. 300 SF

Notes: Estimated CAM Fees \$0.15/SF/MO

Lessee to verify power and all information contained on brochure.

### TRAFFIC COUNT - 2022

Street	Cross Street	Traffic Volume	Miles from Subject Property
Nordhoff St.	Canoga Ave. W	19,823	0.18 mi
Canoga Ave.	Parthenia St. S	22,169	0.28 mi
Nordhoff St.	De Soto Ave E	26,325	0.30 mi



### FEATURES

- Prestigious Space
- In a Most Desired Business Park in the SFV
- Unit Features Landscaped Courtyard
- Unit is Most Affordable in the Park
- 100% HVAC
- Rear Loading Door
- Space for Warehouse / Light Assembly / Distribution / Marketing Group
- Priced to Attract a Quality Tenant



Airport	Drive	Distance	Commuter Rail	Drive	Distance
Bop Hope	27 min	19.2 mi	Chatsworth	5 min	1.9 mi
LAX	43 min	29.4 mi	northridge	7 min	3.5 mi

### FOR MORE DETAILS:

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# FLOOR PLAN

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NOT TO SCALE