



## 9020 ETON AVENUE UNITS D & E, CANOGA PARK, CA 91304

**\$1.60 /SF/MO**

- Nice Industrial Street Front Space
- In a Most Desired Business Park in the SFV
- Coffee Bar
- Rear Loading Door
- Rare Small Space for Warehouse / Light Assembly / Distributor / Marketing Group
- Water & Trash Included in Rent
- Quick Lessor Response

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

Lessee to verify power and all information contained on brochure.

<b>Lease Rate / SF:</b>	\$1.60
<b>Lease Type:</b>	Industrial Gross
<b>Terms:</b>	Negotiable
<b>Available SF:</b>	Approx. 2,880 SF
<b>Total Building:</b>	Approx. 10,200 SF
<b>Zoning:</b>	LAMR2
<b>Construction Type:</b>	Tilt Up
<b>Const. Status/Year Built:</b>	Existing / 1974
<b>Min. Clear Height:</b>	15'
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Electrical:</b>	A: 200 V: 240 Ø: 3 W: 4
<b>Ground Level Doors:</b>	1 / 12' x 12'
<b>Parking Spaces / Ratio:</b>	6 / 2.01:1000
<b>Specific Use:</b>	Light Industrial
<b>Offices #/SF :</b>	3 / 500 SF
<b>Restrooms:</b>	2
<b>Office Air / Heat:</b>	Yes

### FOR MORE DETAILS CONTACT:



Arthur Pfefferman  
CalDRE License No.: 01021906  
art@pfeffermancre.com

11280 Corbin Ave, Suite A, Porter Ranch, CA 91326

**Cell** 818-516-0257- **Call or Text**

**Direct** 818-449-5122

**Fax:** 818-366-4900

