



# NORTH PARK INDUSTRIAL PORTFOLIO SALE



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PRESENTED BY:  
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# INTRODUCTION & INVESTMENT OVERVIEW

Lee & Associates – LA North/Ventura is pleased to present on behalf of ownerships, a rare first-time-to-market opportunity to acquire one or both of two adjoining multi-tenant industrial complexes comprising approximately 112,133 square feet of rental space within the Northpark Industrial Complex in Chatsworth, California.

The portfolio consists of:

**COMPLEX ONE - Approximately 53,941 Rentable Square Feet | 19 Units**

9230-9260 Deering Avenue and 9231-9259 Eton Avenue  
Chatsworth, California 91311

**COMPLEX TWO - Approximately 58,192 Rentable Square Feet | 14 Units**

9304-9320 Deering Avenue, 9305-9321 Eton Avenue, and 9347-9357 Eton Avenue  
Chatsworth, California 91311

Located in one of Chatsworth's most highly regarded industrial business environments, the Northpark Industrial Portfolio combines an established infill location, an attractive multi-tenant configuration, exceptional physical condition and a carefully cultivated tenant base. The offering provides investors with the opportunity to acquire meaningful scale within an approximately one-million-square-foot industrial park that is recognized for its professional appearance, functional industrial facilities and convenient regional access.

## OWNERSHIP & TRANSACTION DISCLOSURE

Complex One and Complex Two are owned by two separate entities, which are under common control. As a result, whether a purchaser acquires one or both complexes, the acquisition of each Complex will be documented and closed through separate purchase and sale agreements and separate escrows.



# INTRODUCTION & INVESTMENT OVERVIEW

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## **PRIDE OF OWNERSHIP - PRESERVED FOR THE NEXT INVESTOR**

The Northpark Industrial Portfolio has been owned, operated and maintained with an uncommon pride of ownership philosophy. The buildings, individual tenant spaces, common areas, landscaping and surrounding grounds reflect a consistent commitment to physical quality, appearance and long-term asset preservation.

The Seller has recently completed an extensive property-wide refresh and capital-improvement program. The work has included investments in roofing, HVAC systems, structural and seismic components, exterior and interior painting, paving and striping, landscaping, lighting and other building and site improvements.

These investments have enhanced the appearance and operating condition of the portfolio while positioning a new owner to benefit from a substantially refreshed physical plant and potentially lower near term capital requirements. Detailed information concerning the improvements, including available records and supporting documentation, will be made available to qualified prospective purchasers through the confidential online due diligence library.

## **A DISCIPLINED APPROACH TO TENANCY**

The same level of care applied to the physical assets has also guided ownership's leasing and tenant selection practices. Rather than focusing solely on occupancy, ownership has evaluated prospective tenants based on financial capability, business use, operational compatibility and their overall fit within the Portfolio.

This disciplined approach has contributed to a stable and professionally managed tenant environment. The Portfolio's multi-tenant configuration also provides investors with diversified rental income and reduces dependence upon the performance or renewal decision of any single occupant. Tenant identities, lease structures, expiration schedules, operating histories and financial information will be provided only through the confidential offering process.



# COMPLEX ONE

## BUILDINGS A-1, A-2, B-1 & B-2

9230-9260 DEERING AVE &  
9231-9259 ETON AVE  
CHATSWORTH, CA — COUNTY OF LOS ANGELES

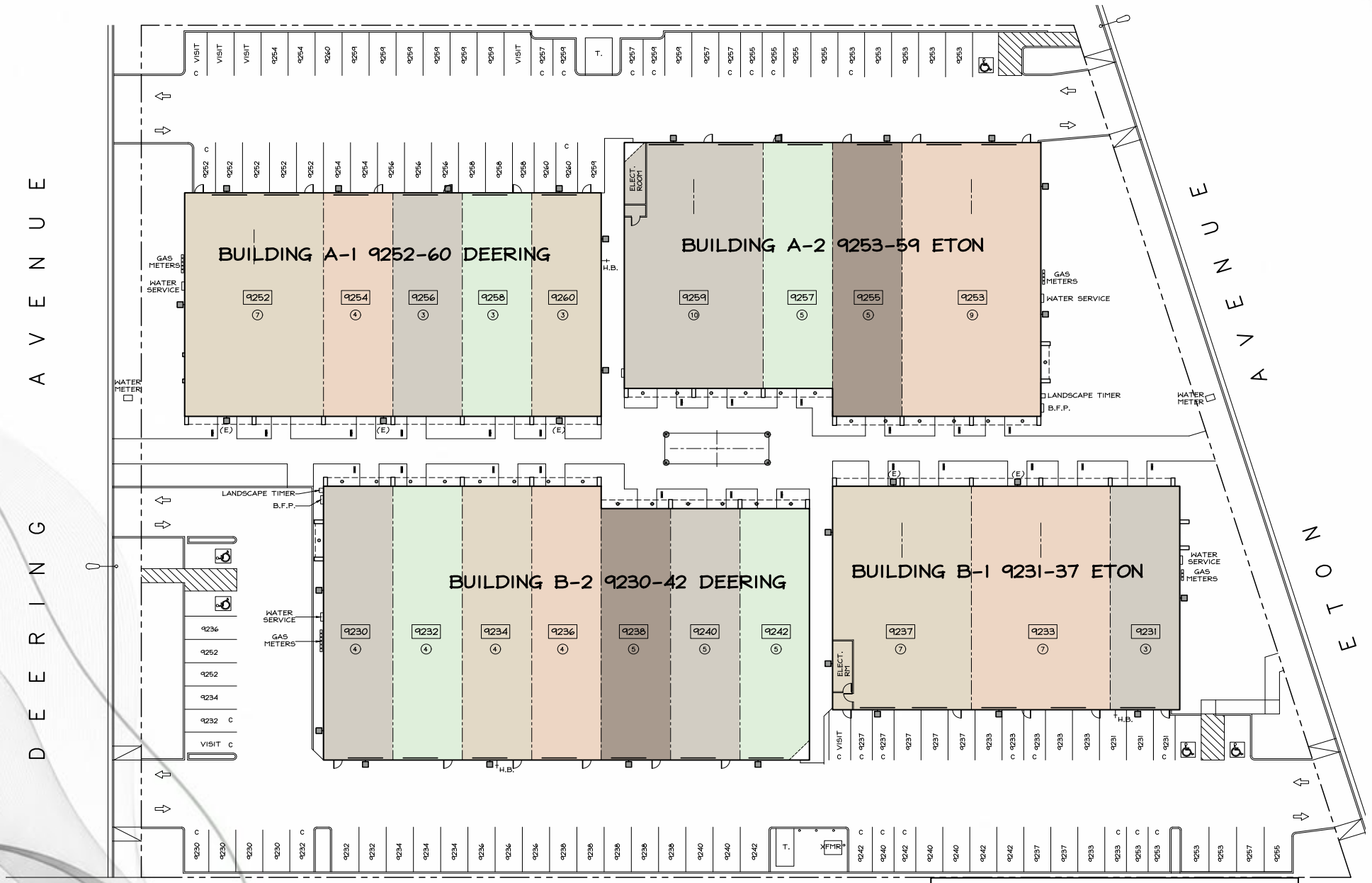
|                                                                                   |                                                                                   |                                                                                   |                                                                                   |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  |  |  |  |
| <b>53,941</b><br>TOTAL SF                                                         | <b>112,932 SF</b><br>OF LAMR2<br>ZONED LAND                                       | <b>19</b><br>UNITS                                                                | <b>12'-16'</b><br>CLEAR<br>HEIGHT                                                 |

Complex One consists of four well-maintained multi-tenant industrial buildings totaling approximately 53,941 rentable square feet, situated on approximately 112,932 square feet (2.59 acres) of LAMR2-zoned land. Originally constructed in 1980, the property is comprised of 19 industrial units, providing a diverse multi-tenant configuration designed to accommodate a variety of industrial and business uses. The property's functional unit mix and multi-building layout provide ownership with diversified tenancy while maintaining flexibility to respond to evolving market conditions. The LAMR2 zoning further enhances the property's versatility, supporting a broad range of industrial uses and contributing to its long-term appeal within the Los Angeles industrial market.



# COMPLEX ONE

## SITE PLAN

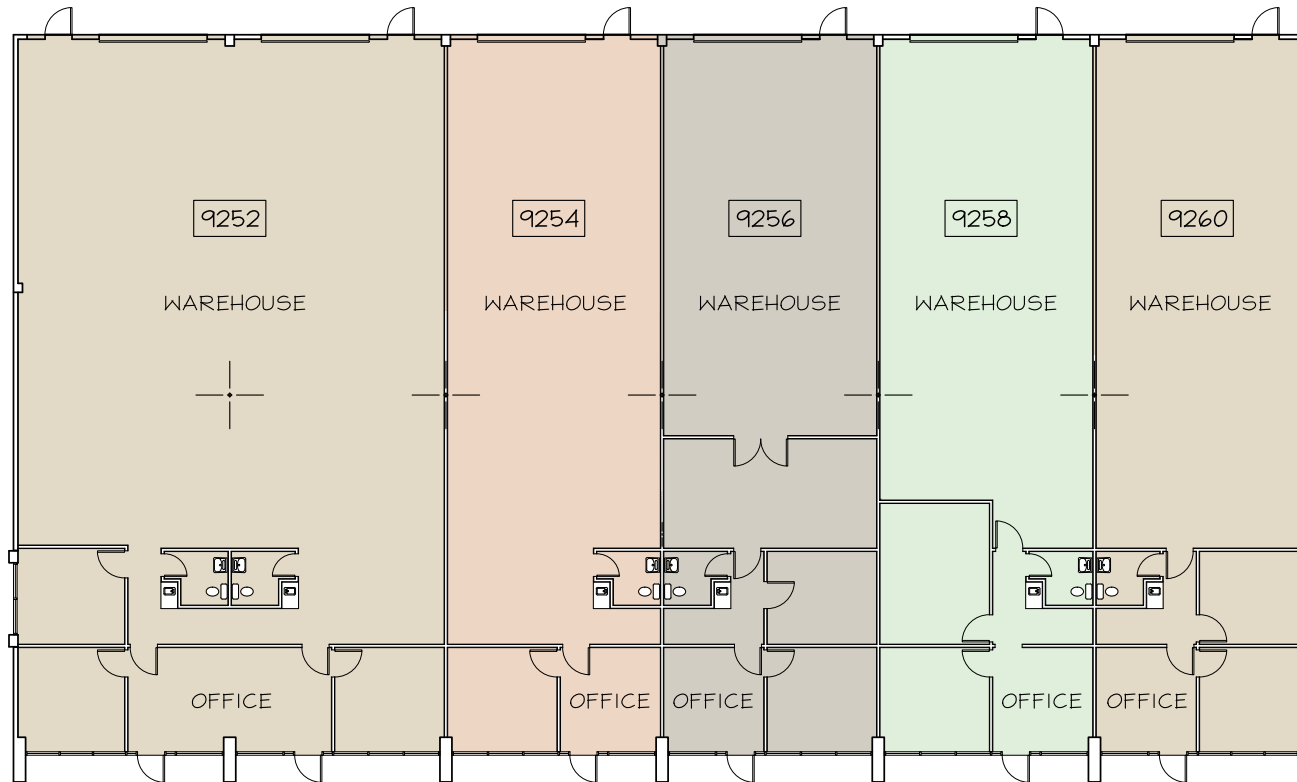


# COMPLEX ONE

## BUILDING A-1 FLOOR PLAN



9252-9260 DEERING AVE  
CHATSORTH, CA



**SUITE 9252**

 **3,840 SF**

**SUITE 9254**

 **1,920 SF**

**SUITE 9256**

 **1,920 SF**

**SUITE 9258**

 **1,920 SF**

**SUITE 9260**

 **1,920 SF**

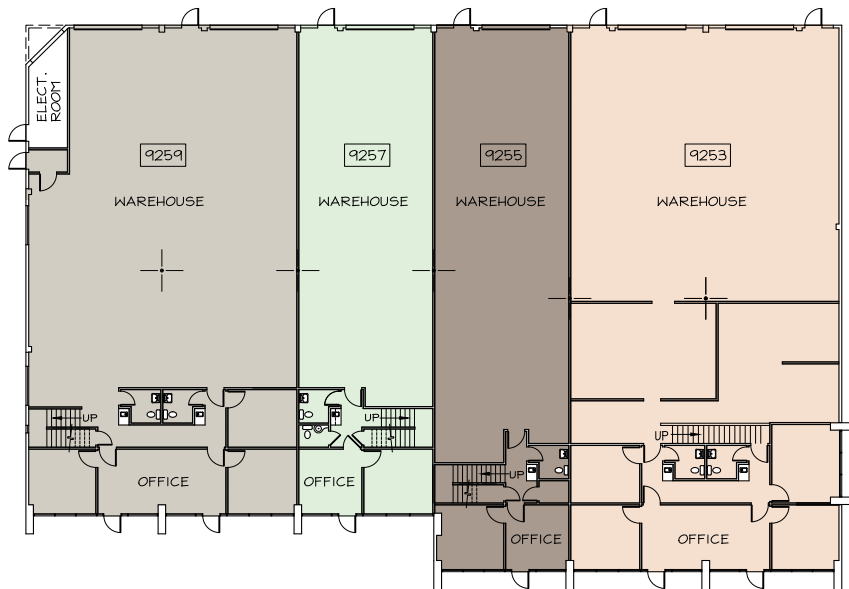
All information contained herein is believed to be accurate and reliable; however, no guarantees, expressed or implied, are made regarding its completeness or accuracy. Buyer is advised to conduct their own due diligence and independently verify all information. The seller and its representatives assume no liability for errors, omissions, or any discrepancies.

# COMPLEX ONE

## BUILDING A-2 FLOOR PLAN



9253-9259 ETON AVE  
CHATSORTH, CA



### GROUND FLOOR

#### SUITE 9253

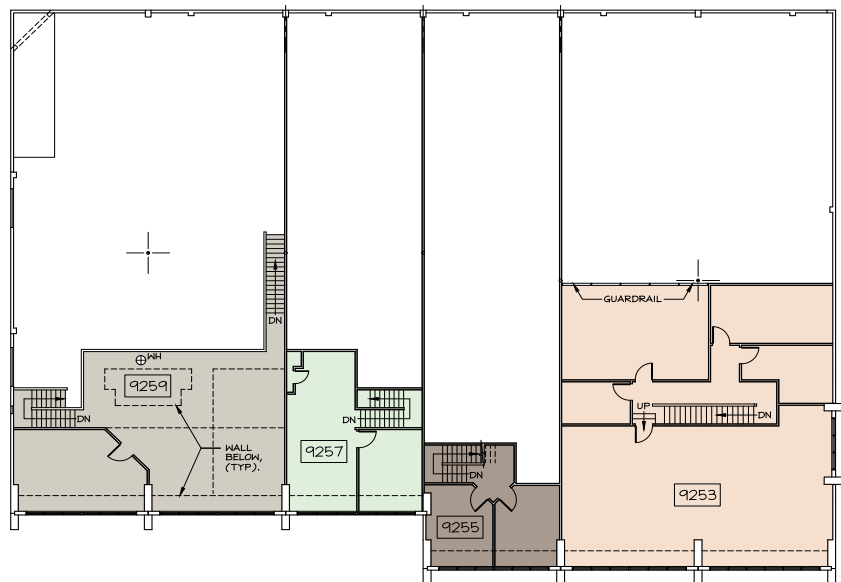
⊗ 4,704 SF

#### SUITE 9255

⊗ 2,762 SF

#### SUITE 9257

⊗ 2,666 SF



### MEZZANINE

#### SUITE 9259

⊗ 5,290 SF

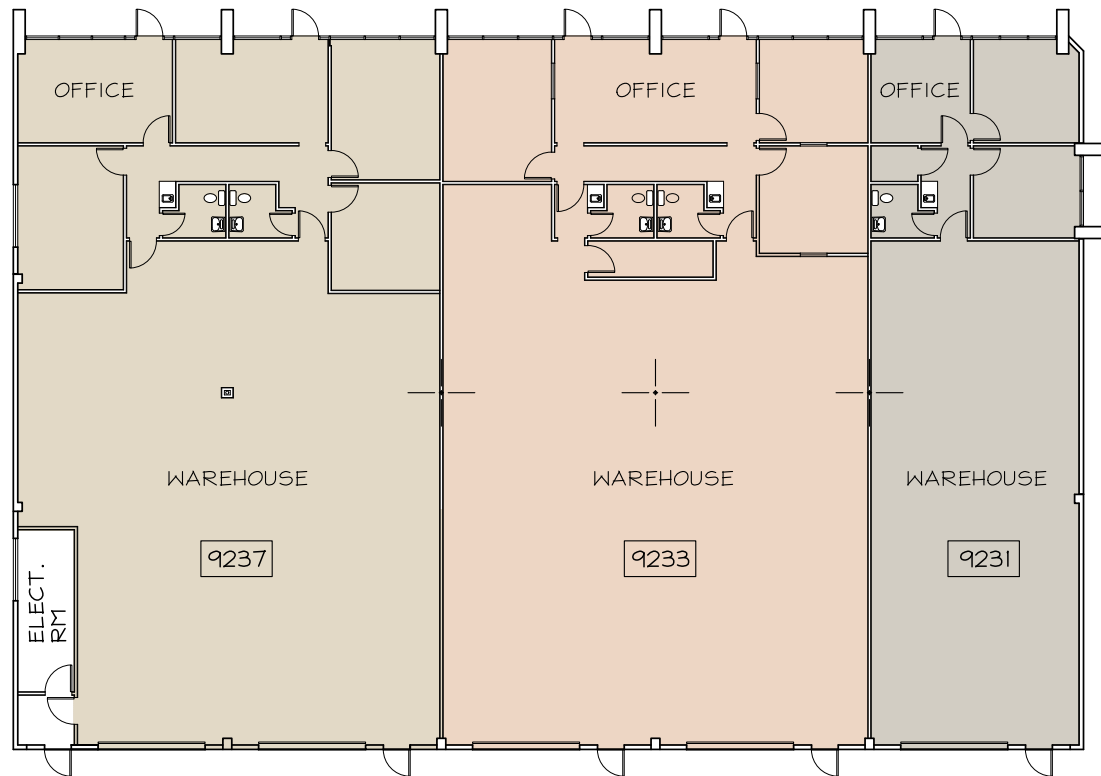
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# COMPLEX ONE

## BUILDING B-1 FLOOR PLAN



9231-9237 ETON AVE  
CHATSWORTH, CA



### SUITE 9231

⊞ 1,920 SF

### SUITE 9233

⊞ 3,840 SF

### SUITE 9237

⊞ 3,700 SF

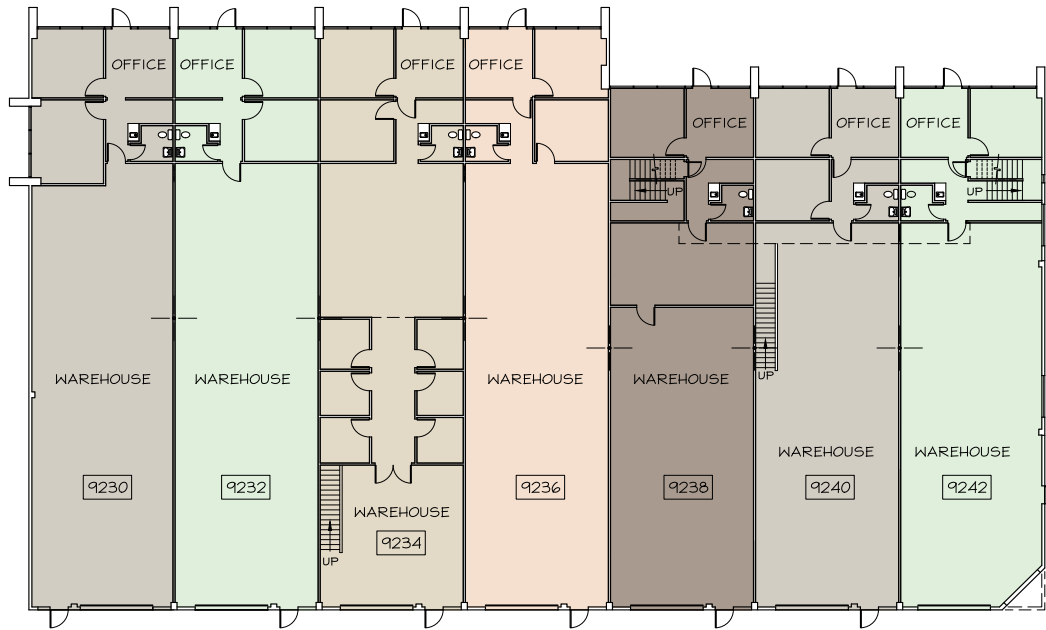
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# COMPLEX ONE

## BUILDING B-2 FLOOR PLAN



9230-9242 DEERING AVE  
CHATS WORTH, CA



GROUND FLOOR

**SUITE 9230**

2,352 SF

**SUITE 9232**

2,352 SF

**SUITE 9234**

2,352 SF

**SUITE 9236**

2,352 SF

**SUITE 9238**

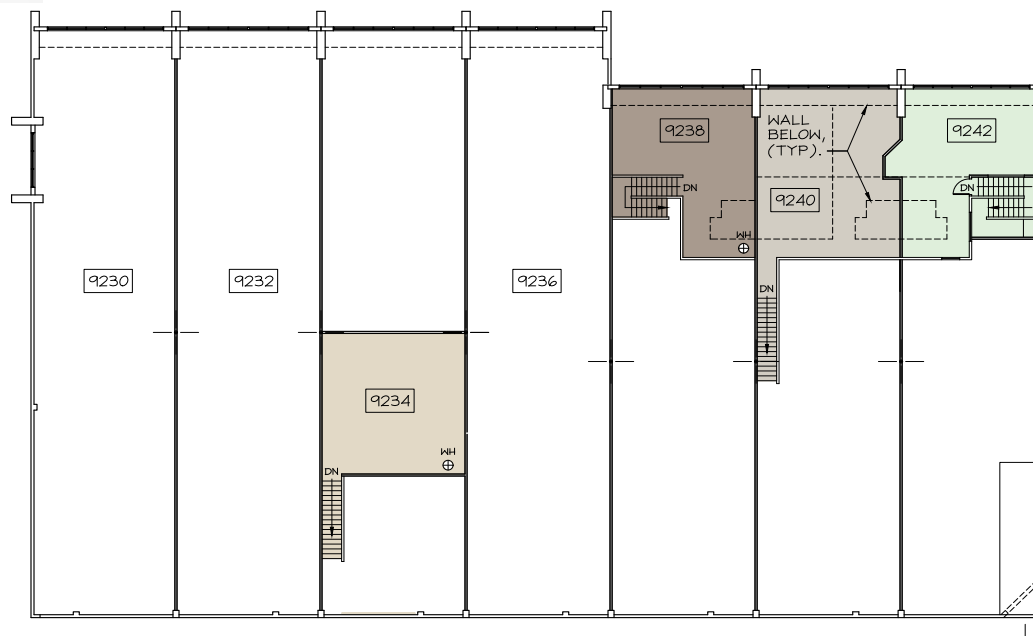
2,666 SF

**SUITE 9240**

2,808 SF

**SUITE 9242**

2,657 SF



MEZZANINE

# COMPLEX TWO

## BUILDINGS 1, 2 & 3

9305-9321 ETON AVE,  
9304-9320 DEERING AVE &  
9347-9357 ETON AVE  
CHATSWORTH, CA — COUNTY OF LOS ANGELES

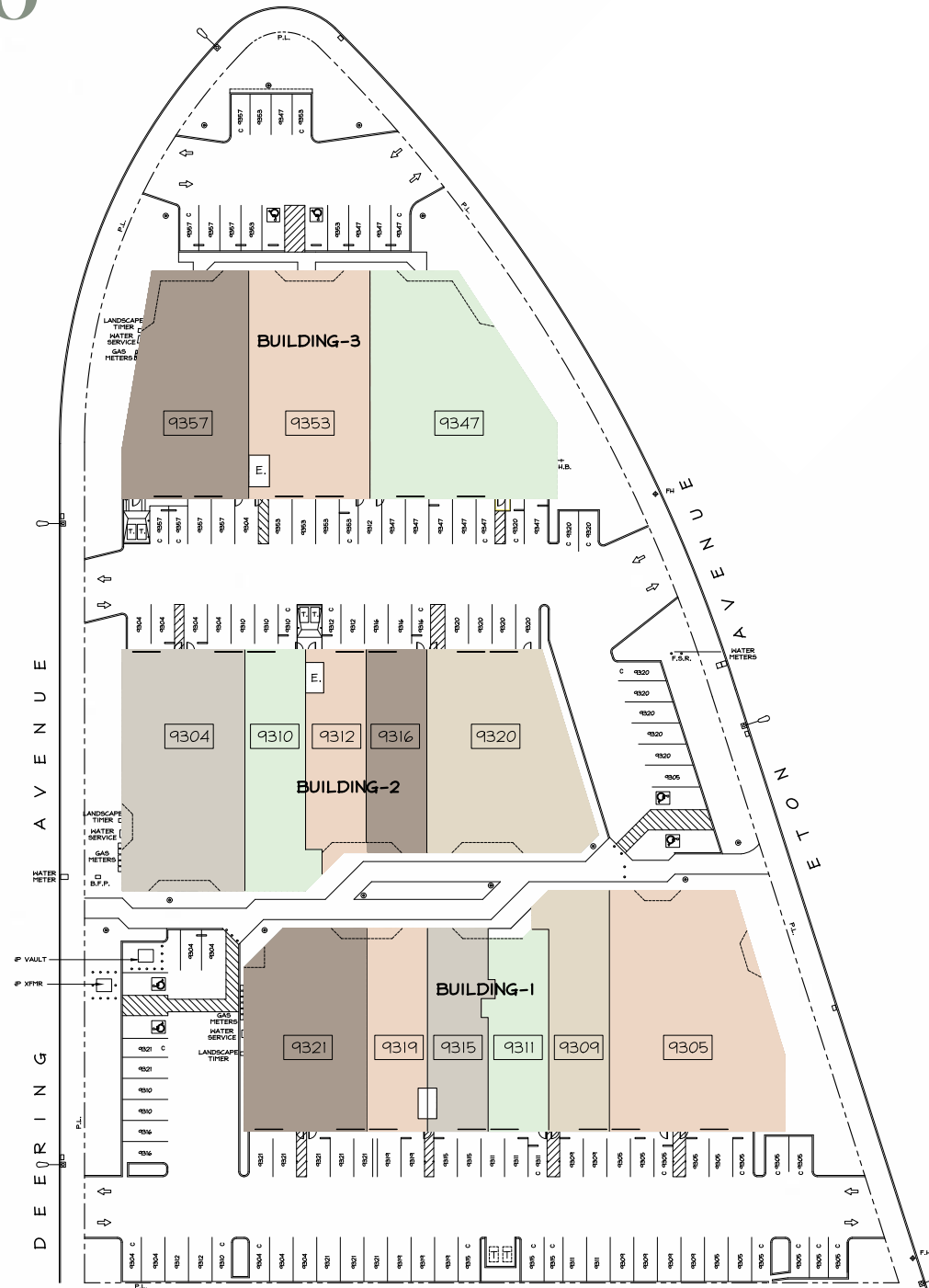
|                                                                                   |                                                                                   |                                                                                   |                                                                                   |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  |  |  |  |
| <b>58,192</b><br>TOTAL SF                                                         | <b>110,900 SF</b><br>OF LAMR2<br>ZONED LAND                                       | <b>14</b><br>UNITS                                                                | <b>16'</b><br>CLEAR<br>HEIGHT                                                     |

Complex Two consists of three well maintained multi-tenant industrial buildings totaling approximately 58,192 rentable square feet, situated on approximately 110,900 square feet (2.55 acres) of LAMR2 zoned land. The property is comprised of 14 industrial units, offering a functional multi-tenant configuration suitable for a variety of industrial and business uses. The property’s larger average unit sizes and three-building configuration provide ownership with a diversified tenant base while maintaining operational flexibility. The LAMR2 zoning further enhances the property’s versatility, supporting a broad range of industrial uses and contributing to its long-term appeal within the Los Angeles industrial market.



# COMPLEX TWO

## SITE PLAN

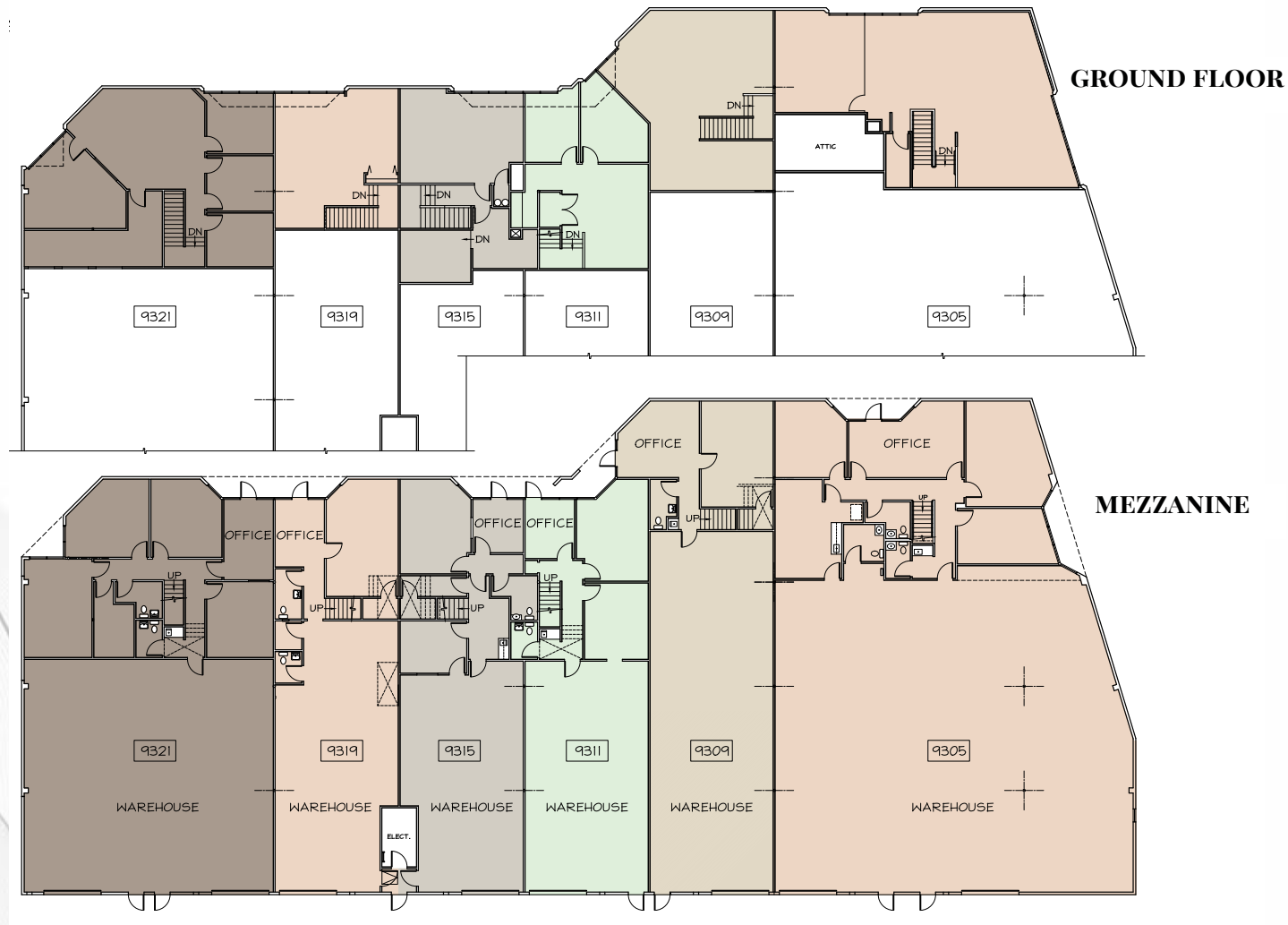


# COMPLEX TWO

## BUILDING 1 FLOOR PLAN



9305-9321 ETON AVE  
CHATSORTH, CA



**SUITE 9305**

**7,514 SF**

**SUITE 9309**

**3,046 SF**

**SUITE 9311**

**2,646 SF**

**SUITE 9315**

**2,659 SF**

**SUITE 9319**

**2,540 SF**

**SUITE 9321**

**5,118 SF**

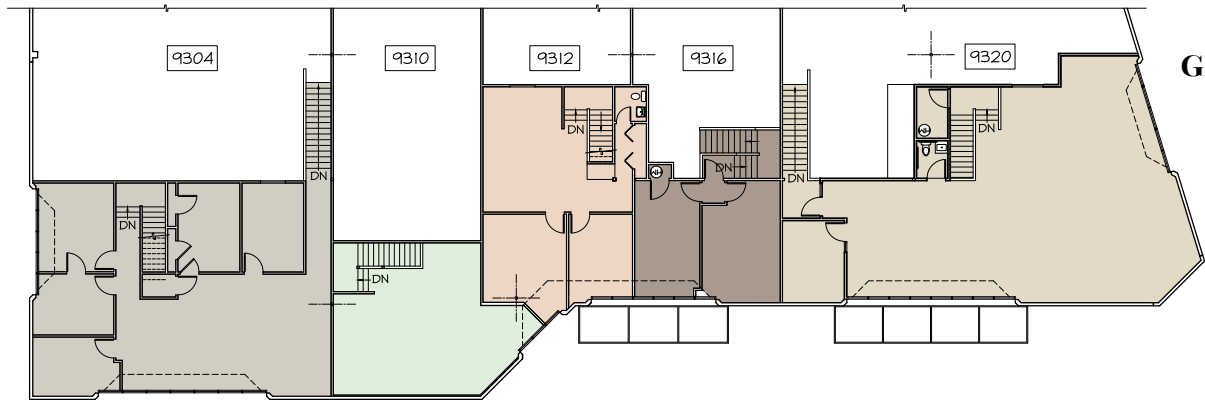
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# COMPLEX TWO

## BUILDING 2 FLOOR PLAN



9304-9320 DEERING AVE  
CHATSWORTH, CA



GROUND FLOOR

**SUITE 9304**

 **6,231 SF**

**SUITE 9310**

 **3,030 SF**

**SUITE 9312**

 **2,598 SF**

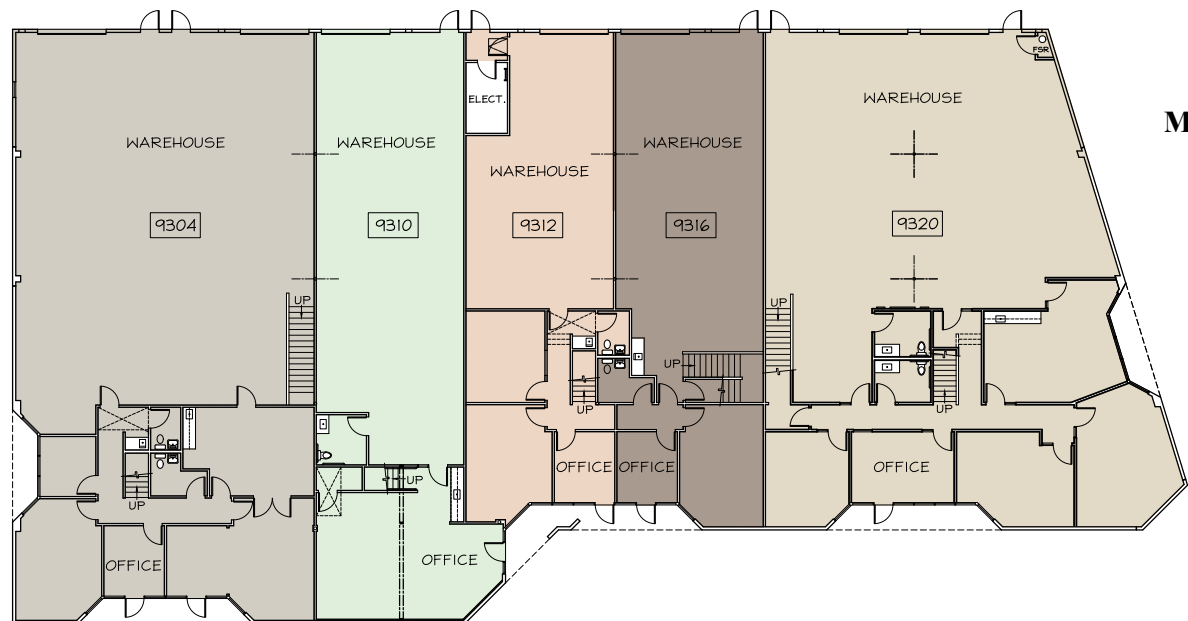
**SUITE 9316**

 **2,598 SF**

**SUITE 9320**

 **6,259 SF**

MEZZANINE



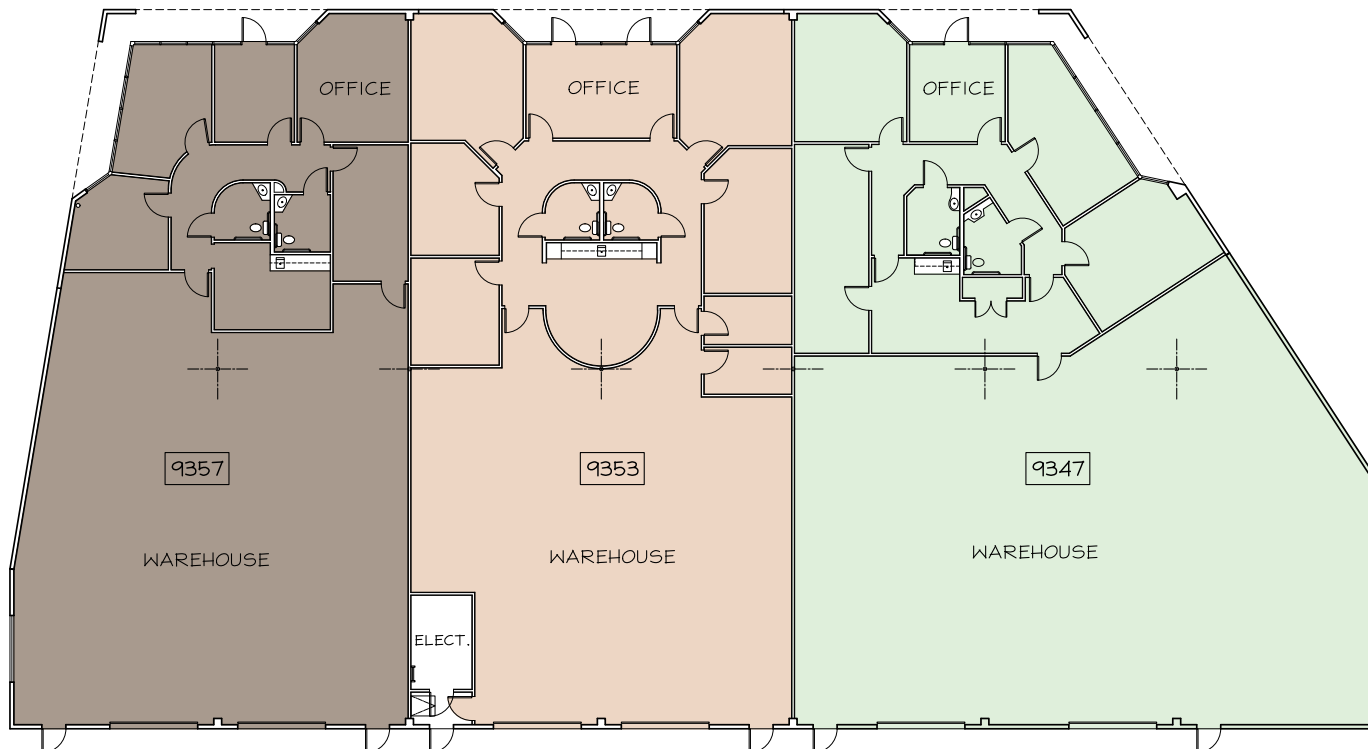
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# COMPLEX TWO

## BUILDING 3 FLOOR PLAN



9347-9357 ETON AVE  
CHATSORTH, CA



**SUITE 9347**

**⊞ 5,500 SF**

**SUITE 9353**

**⊞ 4,342 SF**

**SUITE 9357**

**⊞ 4,111 SF**

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# CHATSWORTH & WEST SFV OVERVIEW

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Chatsworth is one of the principal industrial locations in the northwestern San Fernando Valley. Its industrial base accommodates a broad range of light-manufacturing, aerospace and defense, technology, entertainment-support, design, distribution, building-service and specialized trade businesses.

Northpark Industrial Center is widely regarded as one of the premier industrial environments in Chatsworth. Its landscaped setting, well-maintained buildings and professional image distinguish it from many conventional industrial parks. These qualities are particularly valuable to tenants seeking facilities that support both operational requirements and a strong corporate or customer-facing identity.

The location provides convenient access to the 118 and 101 freeways and connectivity to the broader 405, 5 and Southern California freeway systems. This allows tenants to serve customers, suppliers and employees throughout the San Fernando Valley, Simi Valley, Santa Clarita Valley, Ventura County and the greater Los Angeles region.

Chatsworth also benefits from a multimodal transportation network. The Chatsworth Transportation Center provides Metrolink Ventura County Line service together with Amtrak and regional transit connections, expanding commuting alternatives for employees and strengthening connectivity between Chatsworth, Ventura County and central Los Angeles.

## **DEEP AND DIVERSE WORKFORCE**

The portfolio is positioned within the San Fernando Valley, a major economic region with more than two million residents and over 172,000 businesses. Tenants can draw employees from the western and northern San Fernando Valley, Simi Valley, Santa Clarita Valley and surrounding Los Angeles County communities.

The region's long-established aerospace, advanced-manufacturing, engineering and technology sectors have created a workforce experienced in production, machining, assembly, quality control, design, research, logistics and technical services. Los Angeles County alone supports more than 45,000 aerospace-products-and-parts manufacturing jobs, providing a particularly relevant employment base for the types of specialized industrial companies attracted to Chatsworth.

Nearby educational and workforce-development institutions further reinforce this labor pool. California State University, Northridge enrolls approximately 37,000 students and maintains engineering, technology and manufacturing-related programs. Los Angeles Pierce College offers training in machining, CNC programming, welding, electronics and engineering design, while College of the Canyons' Advanced Technology Center provides hands-on training in advanced manufacturing, robotics and welding.

Together, this combination of population, technical talent, educational resources and regional accessibility supports the long-term tenant appeal of the Northpark Industrial Portfolio.



# DUE DILIGENCE & OFFER PROCESS

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## A TRANSPARENT, INSTITUTIONAL-QUALITY DUE DILIGENCE PROCESS

This Offering Memorandum is intended to provide prospective purchasers with an introduction to the properties, their physical quality, location and investment attributes. To protect confidential tenant and ownership information, detailed operating and financial materials are not included in the public-facing OM.

Following execution of a confidentiality and nondisclosure agreement, prospective purchasers will be provided access to a secure online information library containing extensive property and underwriting materials, including:

- Tenant and lease information
- Rent rolls and lease-expiration schedules
- Historical and projected income and expenses
- Available tenant financial information
- Capital-improvement information and supporting records
- An Argus valuation file
- An Argus-based pricing matrix
- Title information
- Site plans and individual unit floor plans
- Available property reports and technical documentation
- Other information necessary for a comprehensive evaluation of the investment

## PRICING AND OFFER PROCESS

The Northpark Industrial Portfolio is being offered without a published asking price. Prospective purchasers are invited to independently evaluate the opportunity based upon their investment objectives, underwriting assumptions and review of the confidential offering materials. The Argus model and accompanying pricing matrix are intended to provide analytical reference points across a range of valuation assumptions. They should not be interpreted as a formal asking price, representation of value or assurance of future investment performance.

This offering represents a rare opportunity to acquire substantial multi-tenant industrial scale in a premier Chatsworth location, supported by a stable tenant environment, extensive recent capital investment, strong regional workforce and one of the San Fernando Valley's most established industrial business communities.





LOCAL AREA MAP



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