



### 9040 ETON AVENUE, CANOGA PARK, CA

**\$1.50 /SF/MO**

- Nice Space with Street Exposure
- In a Most Desired Business Park in the SFV
- 100% HVAC
- Coffee Bar
- Water & Trash Included
- Rear Loading Door
- Rare Small Space for Warehouse / Light Assembly / Distributor / Marketing Group
- 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>	\$1.50
<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	Negotiable
<b>Available SF:</b>	Approx. 7,560 SF
<b>Total Building:</b>	Approx. 15,120 SF
<b>Zoning:</b>	LAMR2
<b>Construction Type:</b>	Tilt Up
<b>Const. Status/Year Built:</b>	1974
<b>Min. Clear Height:</b>	15'
<b>Electrical:</b>	A200/V120-208/P3/W3 TBV
<b>Ground Level Doors:</b>	1 / 12' x 12'
<b>Parking Spaces / Ratio:</b>	14/1.85 :1000
<b>Specific Use:</b>	Light Industrial
<b>Offices #/SF :</b>	3 Offices / Approx. 575 SF
<b>Restrooms:</b>	2
<b>Office Air / Heat:</b>	Yes

### FOR MORE DETAILS CONTACT:



Arthur Pfefferman  
Executive Vice President  
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



