

ETON SELECTIVE BUSINESS PARK



9005 - 9045 ETON AVE & 21212 NORDHOFF ST | CANOGA PARK, CA 91304

FOR MORE INFORMATION:

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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

HIGHLIGHTS

-  Professionally Maintained Industrial Business Park
-  Trophy Units
-  Move-In Ready
-  Tenant Controlled Warehouse HVAC
-  Secure Storage & Security System In-place
-  Convenient Access to Major Freeways Including 118 & 405

BUILDING SF 48,500 SF

UNIT SF Ranging From 1,200 - 3,500 SF

PROPERTY TYPE Industrial/Flex

CLEAR HEIGHT 14 FT

YEAR BUILT 1974/ Renovated 2023

ZONING MR2



LEO KHECHUMYAN
VICE PRESIDENT



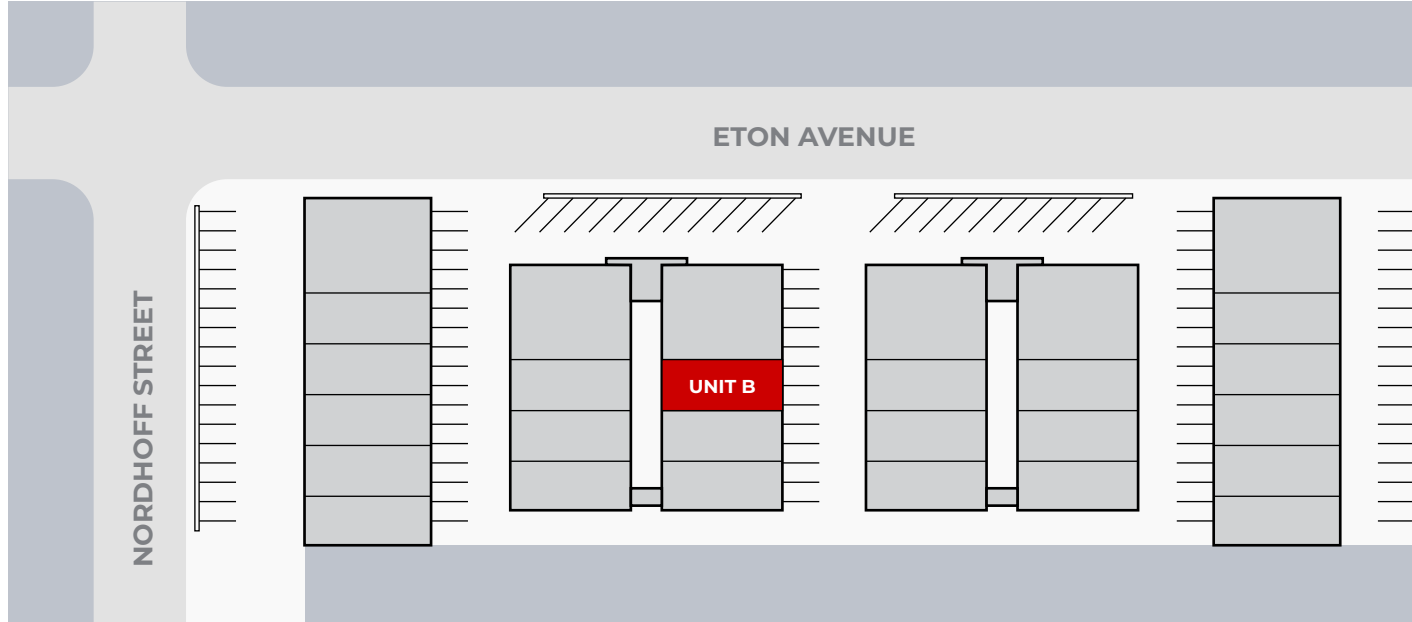
ARTHUR MINASSIAN
SENIOR VICE PRESIDENT



RON KASSAN
EXECUTIVE VICE PRESIDENT

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SITE PLAN



AVAILABILITY

SUITE	SIZE (SF)	TERM	RENTAL RATE	CAM	AVAILABLE
9035 ETON UNIT B	1,416 SF	NEGOTIABLE	\$1.60 PSF/MONTH	\$0.10 PSF/MONTH	NOW



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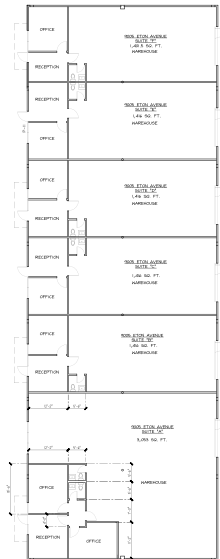
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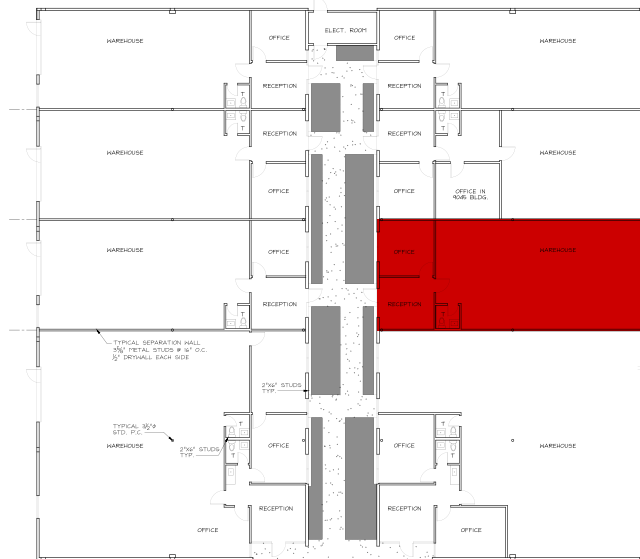
FLOOR PLANS



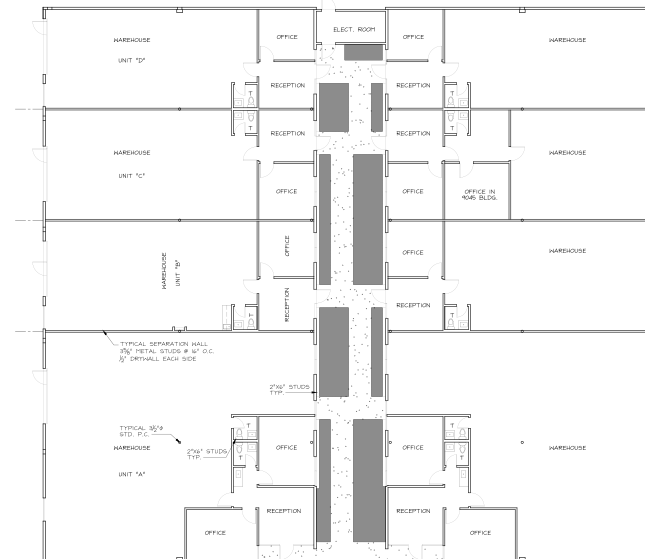
BUILDING 6



BUILDING 5



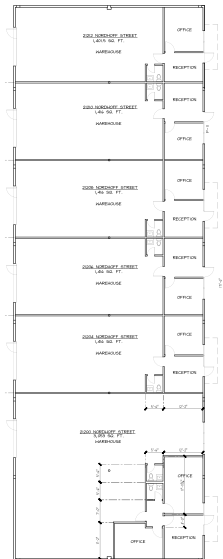
BUILDING 4



BUILDING 3

BUILDING 2

BUILDING 1



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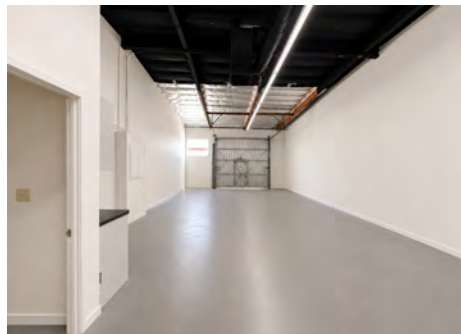
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PROPERTY PHOTOS



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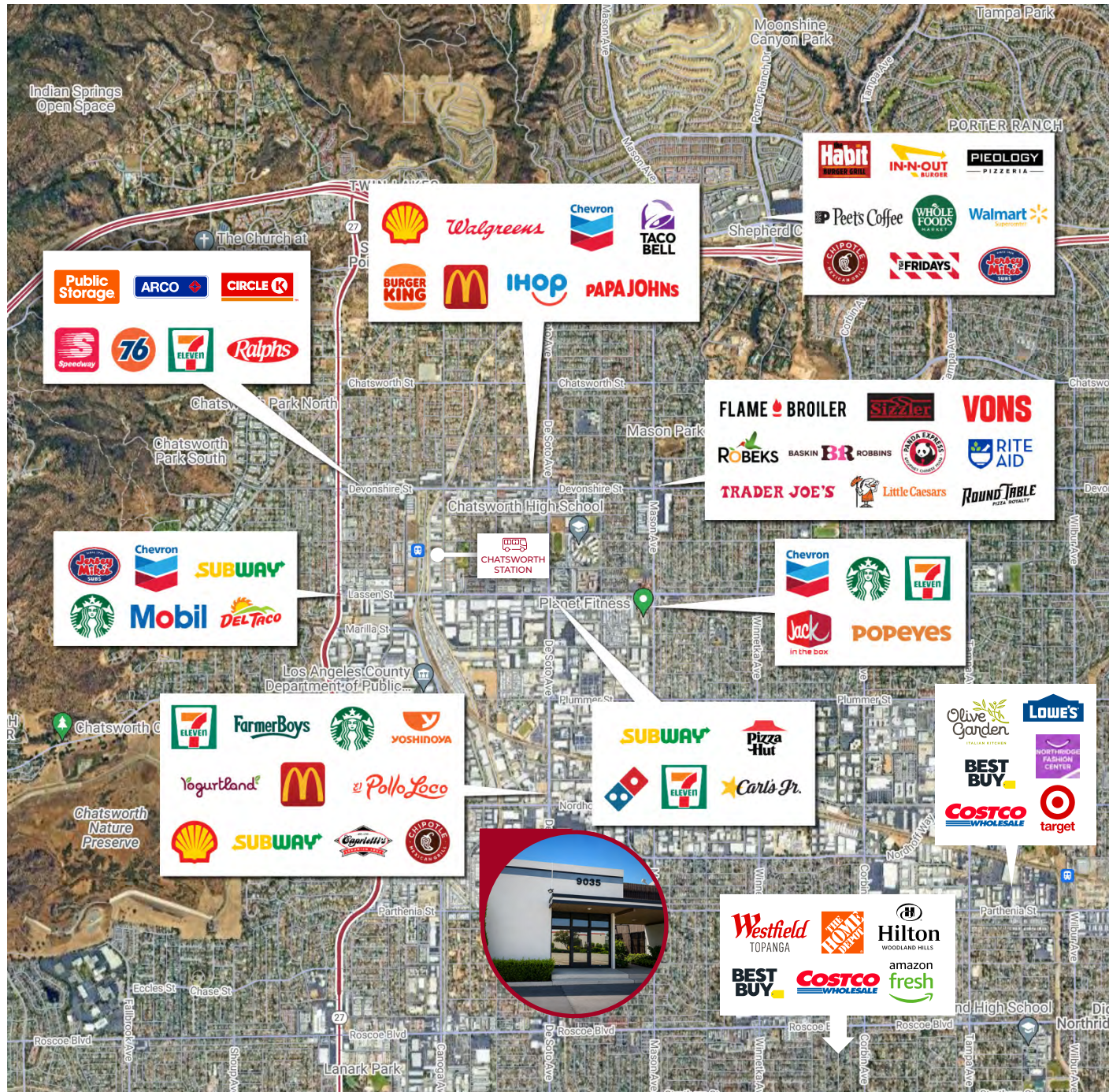
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AMENITIES MAP



NEARBY

- 2.6 Miles to Eton Business Center
- 3.1 Miles to Northridge Fashion Center
- 4.2 Miles to CA State University Northridge
- 5.9 Miles to CA - 27 Freeway
- 8.4 Miles to Sepulveda VA Medical Center

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