

FOR SALE OR LEASE

INDUSTRIAL

AVAIL SF: 3,100 - 6,631

TOTAL BLDG SF: 6,631



ADDRESS 7001 ETON AVENUE, CANOGA PARK CA ZIP CODE 91303

**Pride of ownership property.
Corner location with good parking.
NEW ORANGE LINE EXPANSION ON CANOGA.**

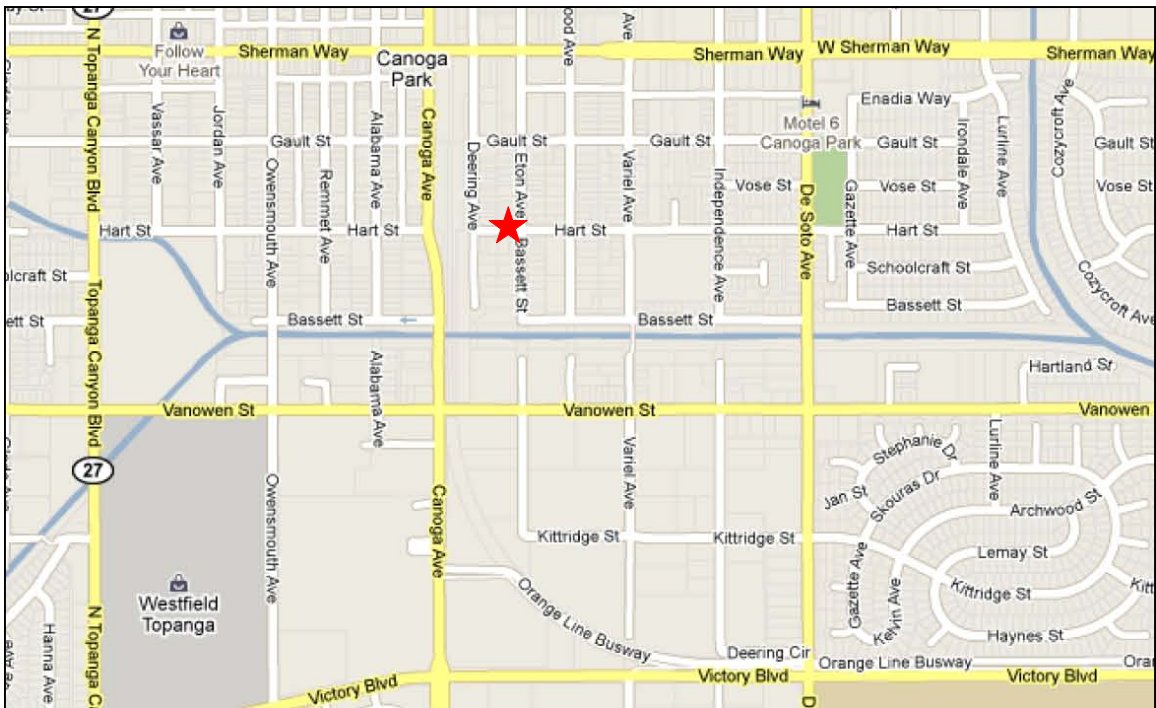
LEASE RENTAL \$ ~~4,973.25~~ \$ 4,310.00 /mo Gross ~~\$.70~~ \$.65 Net _____ Term 2-5 years
SALE PRICE \$ ~~1,100,000.00~~ \$ 945,000 Price/SF \$ ~~166.00~~ \$142.00 Tax \$ 5,151.00 Yr 2009-2010
Terms Cash or cash to a new loan Possession 60 days
Avail SF 6,631 Dim 75 x 88 Power A 225 V 120-240 Ø 1 W _____
Min. SF 3,100 Dim 75 x 88 Lighting Mixed Heat Space Cooling Swamp PWR Notes Confirm
Land SF 11,199 Dim 75 x 150 Trk Hi Pos _____ Dim _____
Const Block Roof LAM Grd Lev Drs 3 Dim 10' x 12' Dock _____ Well _____
Foil Y Sklts Y Rail None Storage Mezz SF _____ Incl in Avail SF _____ Rest Rms: M 1 W 1
Sprkd No Min Clr Hgt 16' OFFICE DATA Ofc SF 1,950 # 4 Rest Rms: M 1 W 1
Pkg 12 Fenced Y Yr Blt 1978 A/C Y Heat Y Finished Ofc Mezz SF _____ Incl in Avail SF _____
Thomas Bk Pg # 530-B5 Zone LAMR1 To Show Call Broker Sp. Feat. _____
AGENT Jon Paley 818-225-1300 FIRM Paley Commercial Real Estate

7001 ETON AVENUE

Aerial View



Area Map



7001 ETON AVENUE

Property Photos

