

Available SF 1,200 SF

Industrial For Lease
Building Size 14,460 SF


Property Name: Canoga Business Center
Address: 7901 Canoga Ave, Unit F, Canoga Park, CA 91304
Cross Streets: Strathern St/Canoga Ave

2023 Remodel Just Completed
 Excellent Unit w/ Skylights
 Ideal Canoga Park Location
 Easy Access to 118 & 101 Freeways

Lease Rate/Mo:	\$2,568	Sprinklered:	No	Office SF / #:	275 SF / 1
Lease Rate/SF:	\$2.14	Clear Height:	13'	Restrooms:	1
Lease Type:	Modified Gross / Op. Ex: \$0.11	GL Doors/Dim:	1 / 10' X 10'	Office HVAC:	Heat & AC
Available SF:	1,200 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,200 SF	A: 200 V: 120 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1978R23	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/2023
Sale Price/SF:	NFS	Parking Spaces: 2	/ Ratio: 1.7:1/	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
Zoning:	MR1			APN#:	2110005016

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Drew Kaser 818-444-4922](#), [Scott Caswell 818-444-4911](#)

Listing #: 37984603 **Listing Date:** 05/02/2023 **FTCF:** CB250N000S000/A0AA

Notes: Tenant to independently verify all information contained herein, owner/broker/agent cannot verify the accuracy.

Available SF 2,400 SF

Industrial For Lease
Building Size 14,460 SF


Property Name: Canoga Business Center
Address: 7901 Canoga Ave, Unit E, Canoga Park, CA 91304
Cross Streets: Strathern St/Canoga Ave

2023 Remodel Just Completed
 Excellent Unit w/ Skylights
 Ideal Canoga Park Location
 Easy Access to 118 & 101 Freeways

Lease Rate/Mo:	\$5,136	Sprinklered:	No	Office SF / #:	450 SF / 2
Lease Rate/SF:	\$2.14	Clear Height:	13'	Restrooms:	2
Lease Type:	Modified Gross / Op. Ex: \$0.11	GL Doors/Dim:	2 / (1) 10' X 10' (1) 12' X 12'	Office HVAC:	Heat & AC
Available SF:	2,400 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	2,400 SF	A: 200 V: 120 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1978R23	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 5	/ Ratio: 2.1:1/	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
Zoning:	MR1			APN#:	2110005016

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Drew Kaser 818-444-4922](#), [Scott Caswell 818-444-4911](#)

Listing #: 37984586

Listing Date: 05/02/2023

FTCF: CB250N000S000/A0AA

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Available SF 3,600 SF

Industrial For Lease
Building Size 14,460 SF


Property Name: Canoga Business Center
Address: 7901 Canoga Ave, Unit E/F, Canoga Park, CA 91304
Cross Streets: Strathern St/Canoga Ave

2023 Remodel Just Completed
 Excellent Unit w/Skylights
 3 Ground Level Doors
 Ideal Canoga Park Location
 Easy Access to 118 & 101 Freeways

Lease Rate/Mo: \$7,704
Lease Rate/SF: \$2.14
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 3,600 SF
Minimum SF: 3,600 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR1

Sprinklered: No
Clear Height: 13'
GL Doors/Dim: 3 / (2)10x10 & (1) 12x12
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R23
Whse HVAC: No
Parking Spaces: 7 / Ratio: 1.9:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 450 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2110005016

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Drew Kaser 818-444-4922](#), [Scott Caswell 818-444-4911](#)

Listing #: 38491846

Listing Date: 07/17/2023

FTCF: CB250N000S000/A0AA

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