

Available SF 1,200 SF

Industrial For Lease
Building Size 14,460 SF


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

2024 Remodel Just Completed
 Excellent Unit w/Skylights
 Ideal Canoga Park Location
 Easy Access to 118 & 101 Freeways

Lease Rate/Mo: \$2,448
Lease Rate/SF: \$2.04
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 1,200 SF
Minimum SF: 1,200 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2023
Yard: No
Zoning: MR1-1VL

Sprinklered: No
Clear Height: 13'
GL Doors/Dim: 1 / 10' X 10'
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: 2 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 275 SF / 1
Restrooms: 1
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 #: 39616878

Listing Date: 01/22/2024

FTCF: CB250N000S000/A0AA

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