

Available SF 13,775 SF

Industrial For Lease

Building Size 13,775 SF


Address: 7955-7959 Alabama Ave, Canoga Park, CA 91304

Cross Streets: Alabama Ave/Strathern St

Exceptional Free Standing Building
 Gated Parking / Yard
 Great West Valley Location
 Dedicated Break Room
 Functional Office Layout w/ Secured IT Room

Lease Rate/Mo: \$17,220
Lease Rate/SF: \$1.25
Lease Type: Modified Gross / Op. Ex: \$0.15
Available SF: 13,775 SF
Minimum SF: 13,775 SF
Prop Lot Size: 0.61 Ac / 26,545 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: MR1

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 2 / 12'x12'
DH Doors/Dim: 0
A: 400 V: 120/208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R20
Whse HVAC: No
Parking Spaces: 26 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,234 SF / 9
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 250 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2110005022

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)
Listing #: 43246421

Listing Date: 08/27/2025

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Owner/Broker/Agent cannot guarantee the accuracy. Call Broker for appointment.