

Available SF 13,500 SF

Industrial For Sale

Building Size 13,500 SF


Address: 8039 Deering Ave, Canoga Park, CA 91304

Cross Streets: Deering Ave/Roscoe Blvd

Main Street Frontage
Prime West San Fernando Valley Location
Rear Secured Yard
Multiple Oversized Loading Doors
Must See Building

Sale Price: \$4,300,000.00
Sale Price/SF: \$318.52
Available SF: 13,500 SF
Prop Lot Size: 0.62 Ac / 26,988 SF
Taxes: \$10,519 / 2025
Yard: Fenced / Paved
Zoning: M2

Sprinklered: No
Clear Height: 16' - 17'
GL Doors/Dim: 3 / (2) 12'x12' / (1) 10'x10
DH Doors/Dim: 0
A: 400 V: 120/240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1977

Whse HVAC: No
Parking Spaces: 27 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,063 SF / 3
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2109-001-017

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 #: 44257805

Listing Date: 02/02/2026

FTCF: CB000N000S250/A0AA

Notes: Buyer to independently verify all information contained herein. Seller/Owner/Broker/Agent cannot verify it's accuracy as it is taken from third party sources.