

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	Sprinklered:	No	Office SF / #:	1,063 SF / 3
Sale Price/SF:	\$318.52	Clear Height:	16' - 17'	Restrooms:	4
Available SF:	13,500 SF	GL Doors/Dim:	3 / (2) 12'x12' / (1) 10'x10	Office HVAC:	Heat & AC
Prop Lot Size:	0.62 Ac / 26,988 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:	\$10,519 / 2025	A: 400 V: 120/240 O: 3 W: 4		Include In Available:	No
Yard:	Fenced / Paved	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	M2	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	27 / Ratio: 2.0:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
				APN#:	2109-001-017

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](#), [Erica Balin 818-444-4912](#)
Listing #: 44257805

Listing Date: 02/02/2026

FTCF: CB000N000S250/AOAA

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