

13,697 SF Available
Industrial Building For Lease
on Approximately 29,560 SF of Land

7423
Deering Ave
Canoga Park, CA



CBRE

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7423 Deering Ave, Canoga Park, CA 91303

Property Summary

APN 2111-030-007, 008, 009, 020

Lot Size Approximately 29,560 SF

Lease Rate PSF \$1.32 Industrial Gross

Available SF Approximately 13,697 SF

Office SF Approximately 1,300 SF

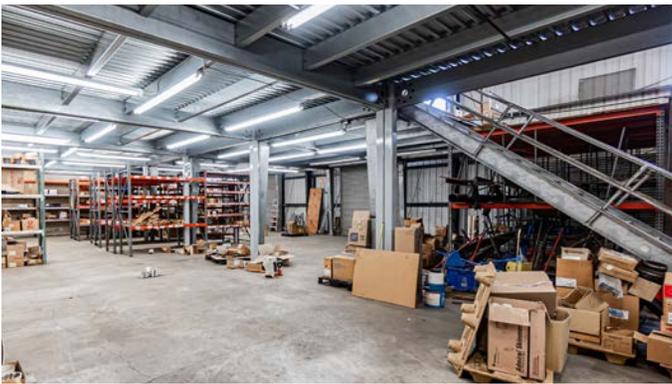
Parking Spaces Approximately 20 Spaces, although no parking is currently striped

Zoning LAMR1

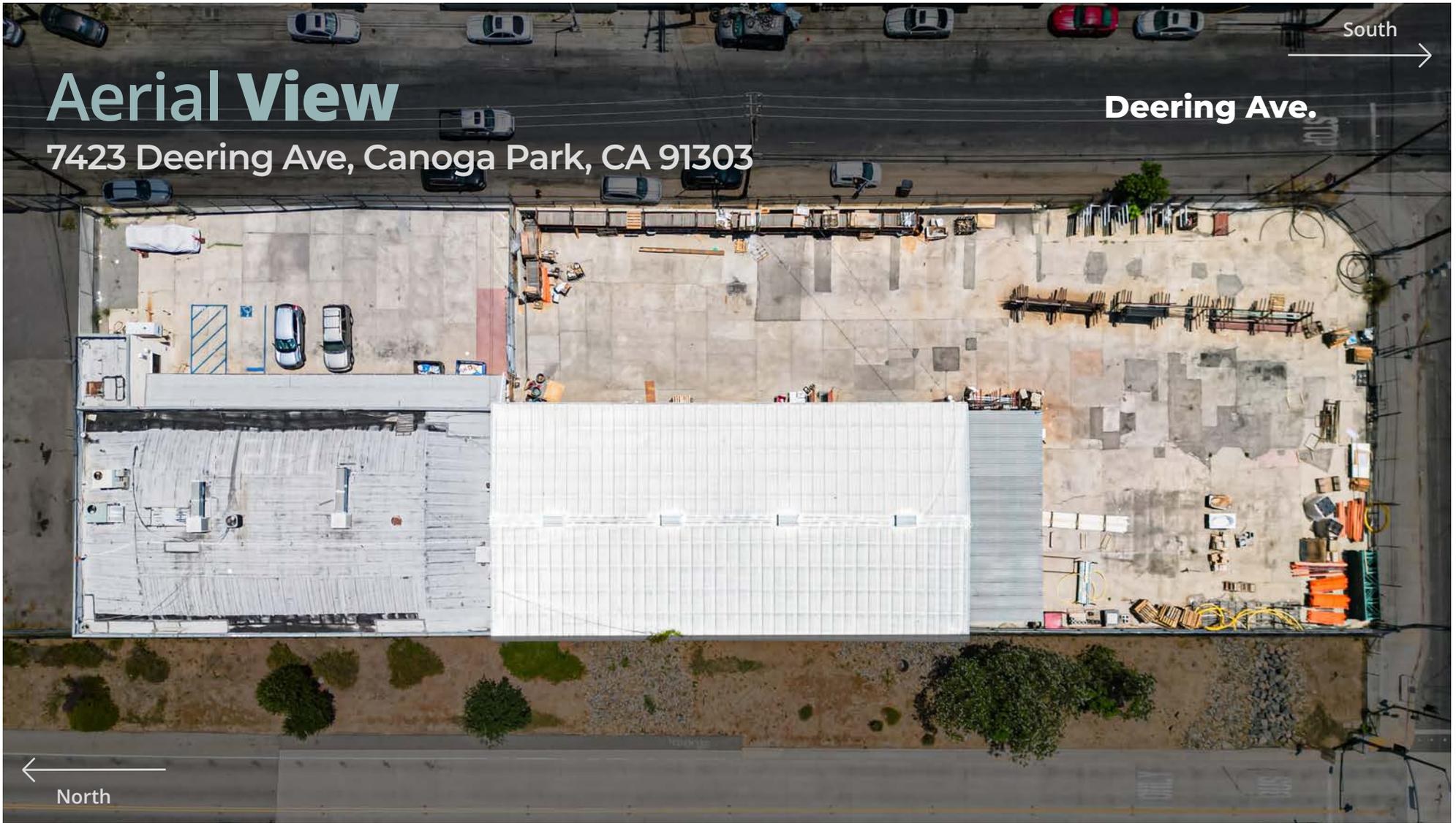
Construction Type Metal Structure/
Frame & Stucco

GL Doors/Dim 4 | 10x19, (2)-10x12, 22x10

DH Doors 2 Doors via Platform



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Aerial View

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Deering Ave.

South



North



HIGHLIGHTS



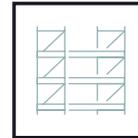
Private Parking

Private surface parking lot, providing secure and convenient on-site parking for occupants and guests.



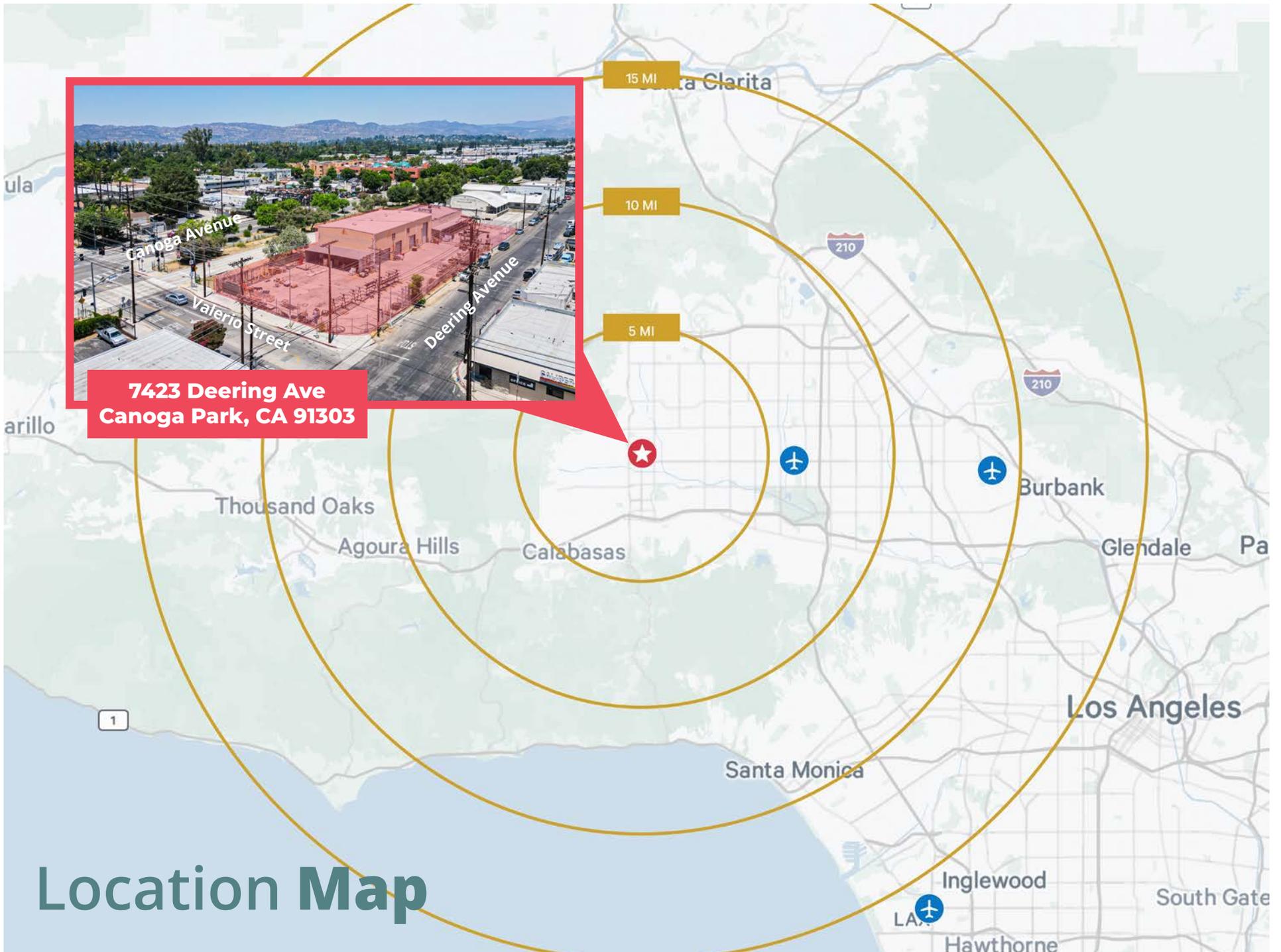
Location

Situated just off Canoga Ave and benefits from high visibility and strong individual presence.



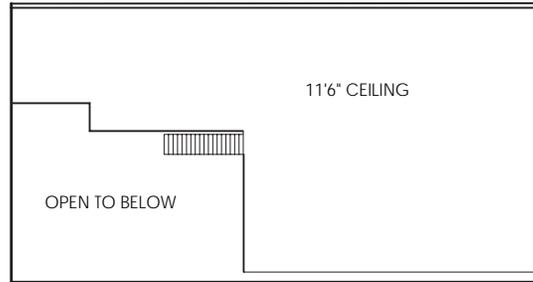
Zoning District

Intended for industrial and service uses.



Location Map

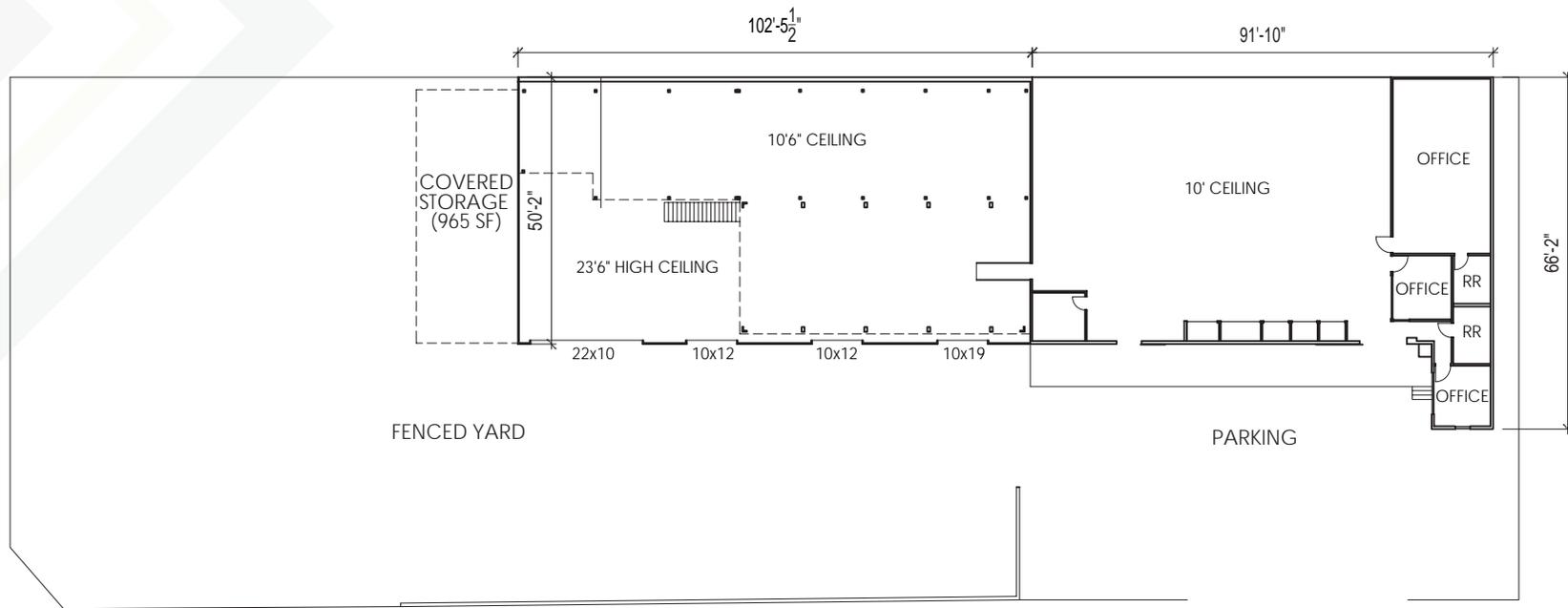
Existing Floor Plan



MEZZANINE LEVEL

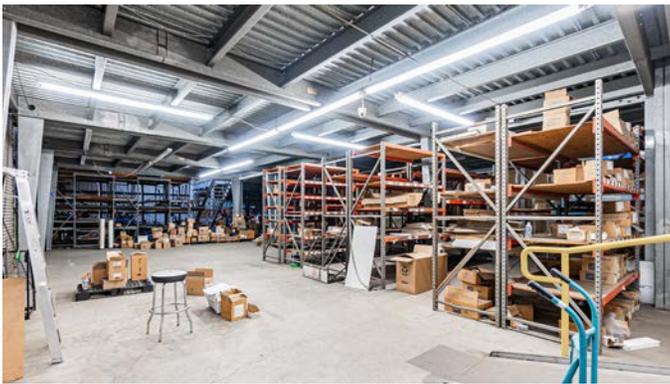
BOMA Area Calculations	
Metal Structure	5120
Framed Structure	4822
Mezzanine level	3755
Totals	13697

1300 SF OF OFFICE SPACE



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DEERING AVE



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