

# FOR LEASE






# 2,550 SF

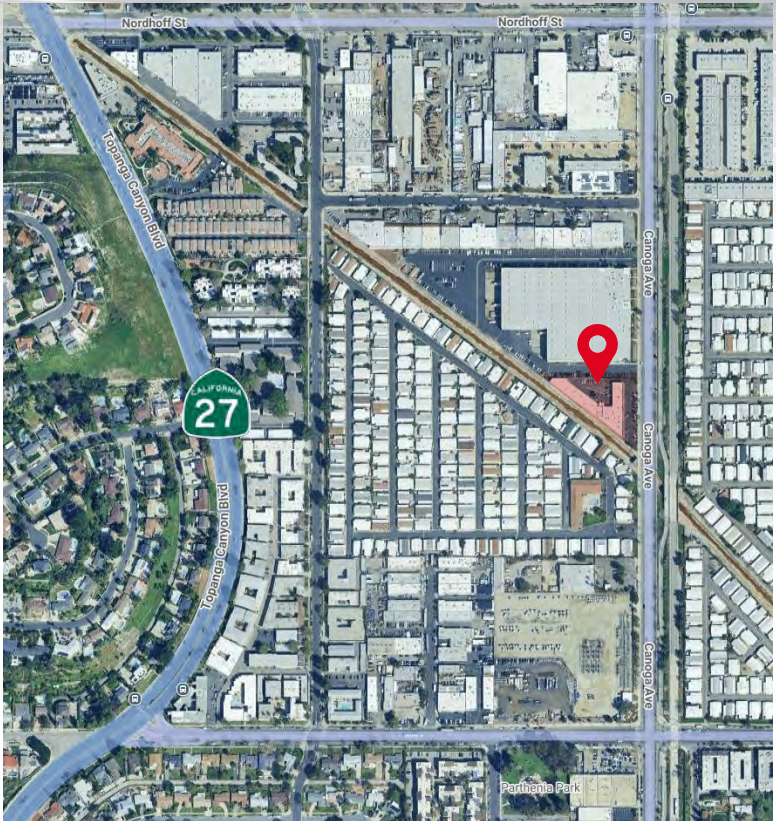
AVAILABLE IMMEDIATELY  
\$1.65 GROSS



8855  
**CANOGA AVENUE**  
CANOGA PARK, CA

## PROPERTY HIGHLIGHTS

-  FUNCTIONAL SMALL INDUSTRIAL UNIT
-  14' CLEARANCE HEIGHT
-  GREAT NEIGHBORING TENANTS
-  FENCED & SECURE
-  MINUTES FROM THE 118 FREEWAY



[spectrumcre.com](http://spectrumcre.com) | 818.252.9900

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



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### ART MINASSIAN

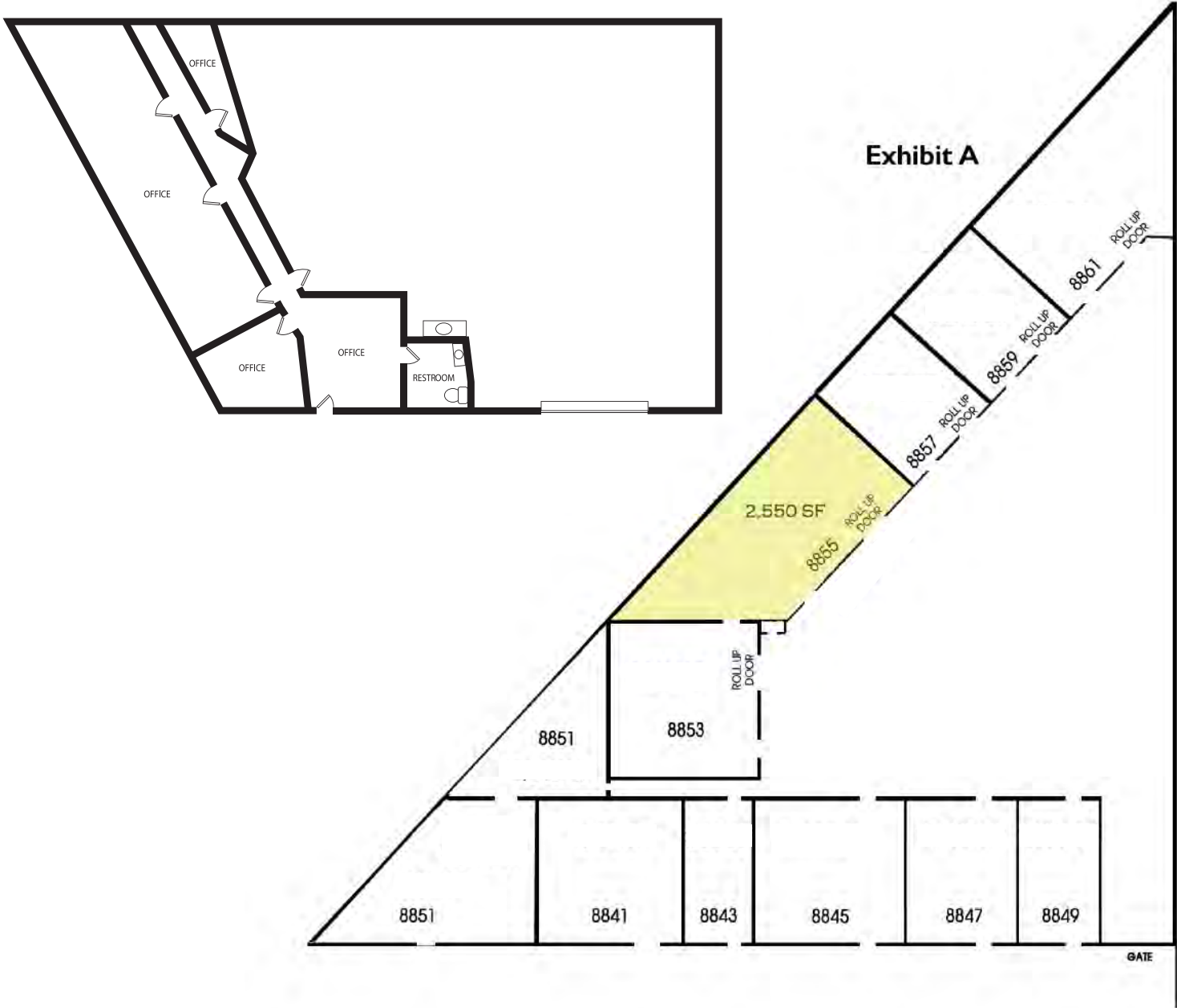


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8855  
**CANOGA AVENUE**  
 CANOGA PARK, CA

**FLOOR PLAN**



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