

**Canoga Park Industrial Building  
Warehouse/Light Manufacturing for Lease  
7435 DEERING AVENUE**



<b>LOCATION:</b>	7435 Deering Avenue, Canoga Park, Ca 91303
<b>SIZE:</b>	6,880 +/- square feet*
<b>RENTAL RATE:</b>	\$1.35 per square foot, MG
<b>AVAILABLE:</b>	Immediate
<b>PARKING:</b>	Secured front parking lot along with ample parking
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* LAMR1-zoned property*</li><li>* 14-20 foot ceiling height clearance in warehouse</li><li>* Approximately 2,000 sq. ft. of office space</li><li>* Two (2) 12 x 7.5 roll up doors</li><li>* One (1) 8 x 10 roll up door</li></ul>

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

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*\*Lessee to verify*

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