

Peak Commercial

5900 Canoga Ave, Suite 110 Woodland Hills, CA 91367 | 818-591-3300

Available SF 4,517 SF

Industrial For Lease

Building Size 42,710 SF



Property Name: Tech Park @ Canwood
Address: 5142 Clareton Dr, Unit 160, Agoura Hills, CA 91301
Cross Streets: Clareton Dr/Canwood St

Multi-Tenant Building
 Reception, Large Conference Room, Bullpen Area
 Breakroom; Two Restrooms
 ±3,000 SF of Warehouse
 Window Line with Natural Light
 Great for Private Auto Storage

Lease Rate/Mo: \$6,550
Lease Rate/SF: \$1.45
Lease Type: Modified Gross
Available SF: 4,517 SF
Minimum SF: 4,517 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: BP-M-FC

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: V: O: W:
Construction Type:
Const Status/Year Blt: Existing / 1985
Whse HVAC: Yes
Parking Spaces: 9 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: / 2
Restrooms: 2
Office HVAC: AC Only
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Conejo Valley
APN#: 2048-011-023

Listing Company: Peak Commercial
Agents: [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com)
Listing #: 43606864

Listing Date: 10/24/2025

FTCF: CB300N000S000

Notes: Co-listed with AIR CRE NonMember Jessica Chamberlain. \$905 Fixed Monthly Utility Reimbursement. Great for private auto storage. Tenant to verify all information. Best Managed Business Park.

Ron Feder
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