

**8411-8431**  
**CANOGA AVE**  
*Canoga Park, CA 91304*

**CANOGA VILLAGE**  
**INDUSTRIAL PARK**  
*9,060-30,000 AVAILABLE*



## **WEST VALLEY INDUSTRIAL UNITS FOR LEASE**

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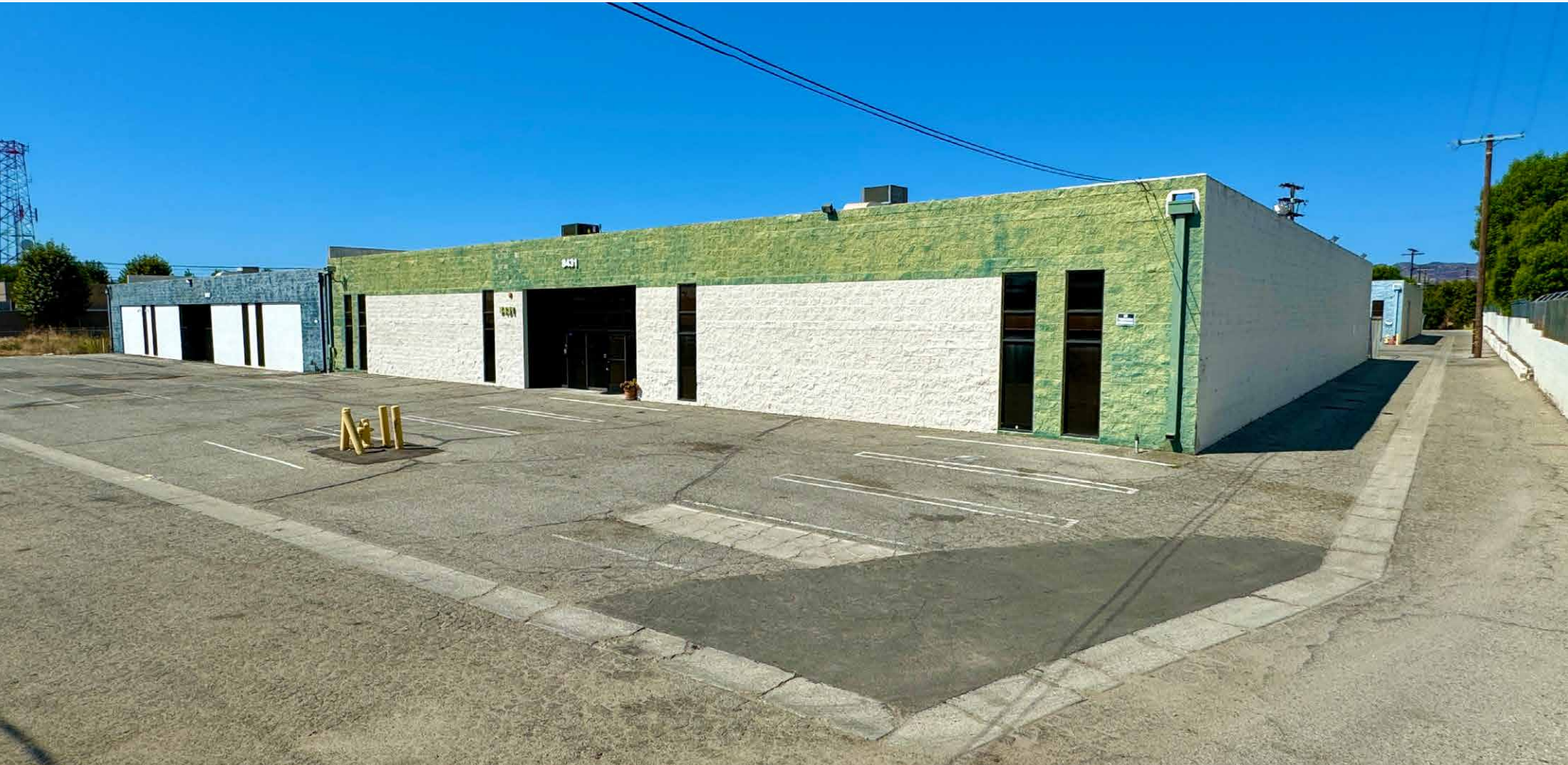
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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# PROPERTY OVERVIEW

Discover prime industrial space for lease in the highly desirable West San Fernando Valley! Units range from 9,060 to 30,000 square feet. Canoga Village Industrial Park boasts professionally managed units, offering everything you need for your business. Units enjoy MR2 zoning, 16-18 foot clearance, 10 x 14 ground loading doors, and a huge land parcel providing easy maneuvering for 53 foot trucks. This industrial park is designed for maximum efficiency. Canoga Village's units are equipped with high power (600A+ 400A/240v 3P 4W), 24-hour access, gated secured yards, and partial or fully HVAC'd units, some having power roll up doors. The industrial park is located within the City of Los Angeles Enterprise Zone. Several units are available for immediate occupancy.





# PROPERTY AMENITIES

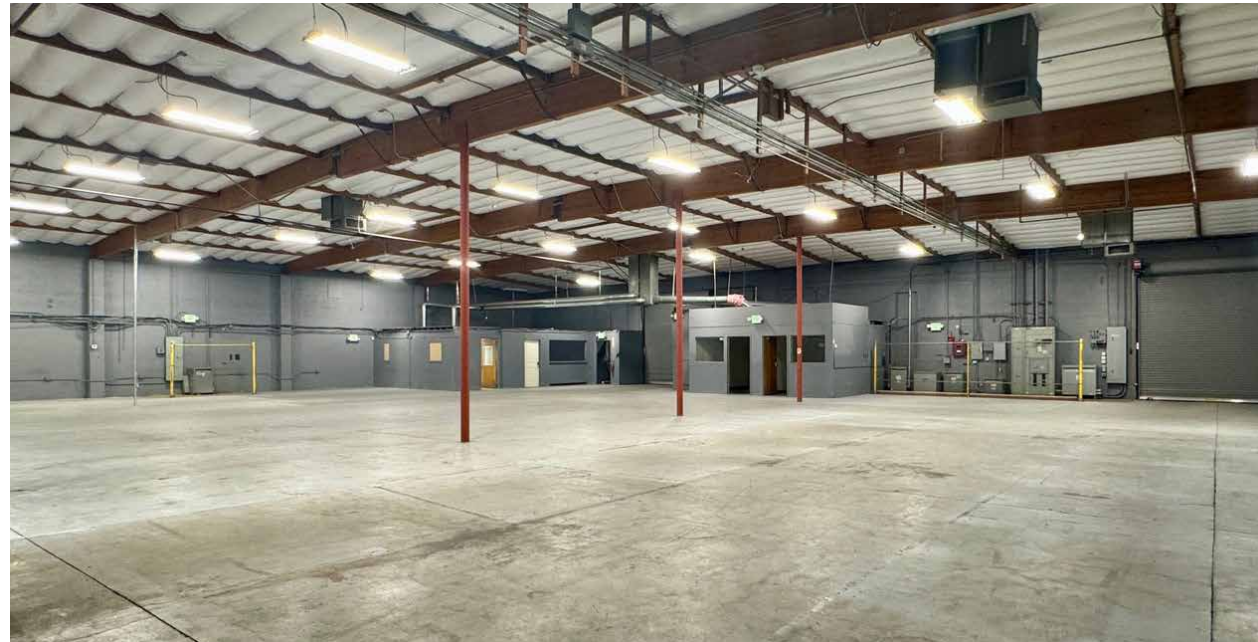


**9,060 - 30,000  
Square Feet**



**High Power  
600A/120 - 208V 3P4W**

- 9,060 - 30,000 Square Feet for Lease
- MR2 Zoning
- Professionally Managed Multi Tenant Industrial Park
- Desirable West San Fernando Valley Industrial Units
- 16-18 Foot Clearance
- 10 X 14 Ground Loading Doors
- High Power - 600+400A/120 - 240V 3P 4W
- Situated Within a City of Los Angeles Enterprise Zone
- 24 Hour Access
- Partial & Fully HVAC'd Units
- Gated Secured Yards
- On Site Dog Park
- Close Proximity to Metro Bus Line
- Situated Adjacent to Los Angeles Police Department (Topanga Station). Immediate Availability





# 8419 CANOGA AVENUE



**9,060  
Square Feet**

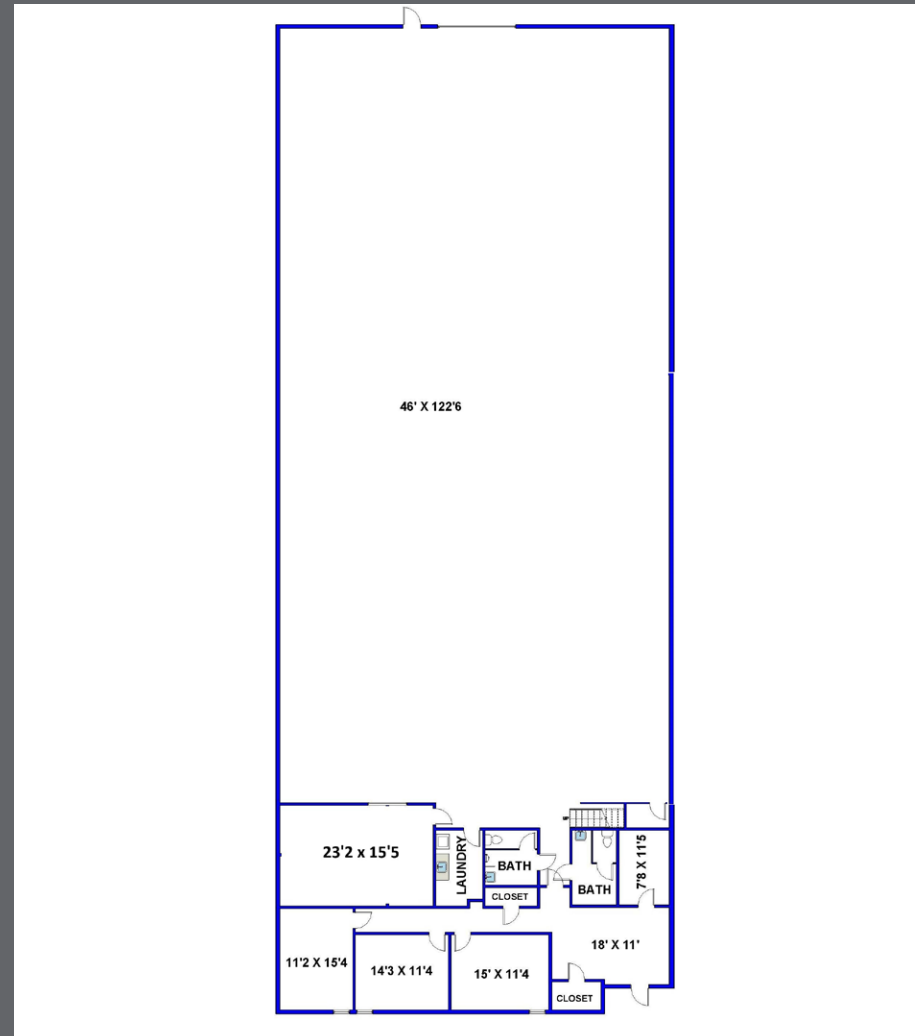


**High Power  
400A/120 - 240V 3P4W**

- Newly Renovated Unit
- Office Space: 1,000 feet
- Loading Doors: 2
- 10 X 14 Roll-up Door
- Gated Secured Yard
- Heavy Insulation
- 18 Foot Clearance
- Lunch/Break Room with Sink
- Skylights
- Reception
- Fresh Paint
- (3) Private Offices
- New Carpet
- Conference Room \$1.52 PSF Modified Gross
- 2 Restrooms



# FLOOR PLAN - 8419



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# 8421 CANOGA AVENUE



**9,060  
Square Feet**



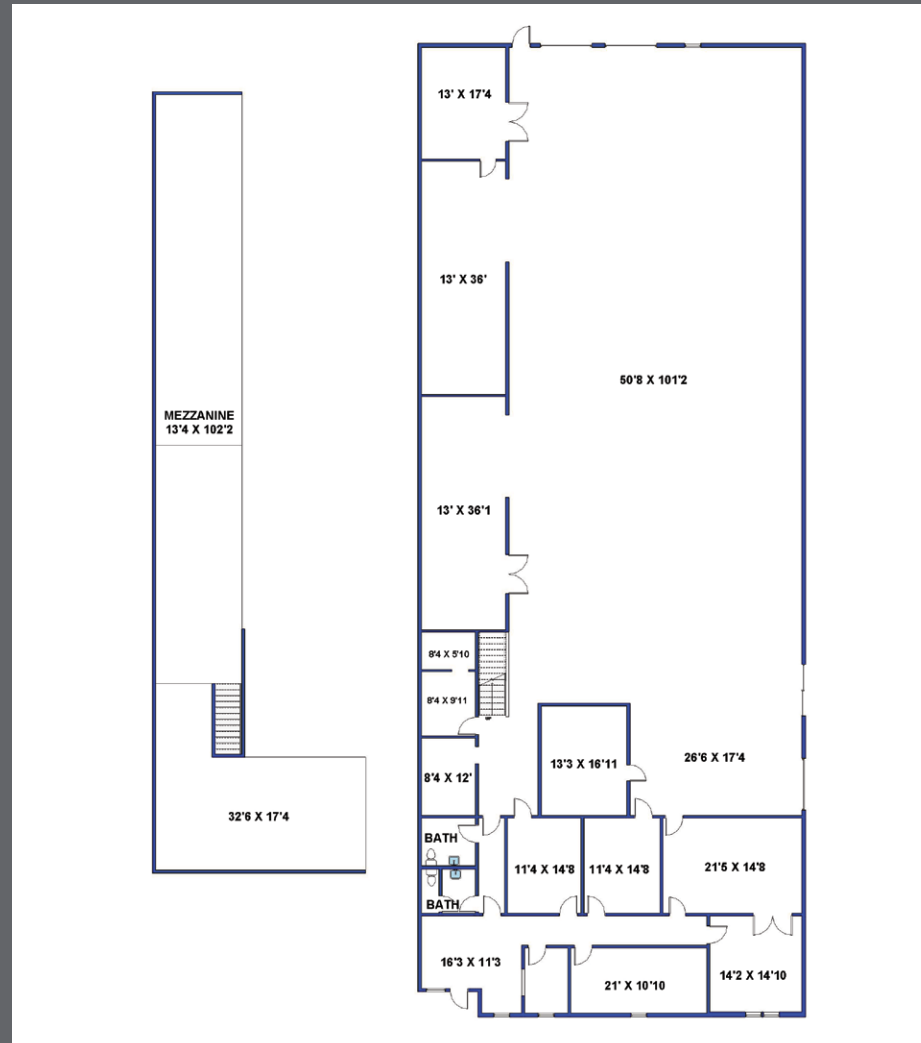
**High Power  
400A/120 - 240V 3P4W**

- Recently Renovated Unit
- Office Space: 2,500 feet
- 10x12 Roll-up Doors
- Gated Secured Yard
- Extra HVAC under Mezzanine
- 16-18 Foot Clearance
- Lunch/Break Room with Sink
- Skylights
- Reception
- (7) Private Offices
- Conference Room \$1.52 PSF Modified Gross
- Contained Production Area in Warehouse
- 2 Restrooms





# FLOOR PLAN - 8421



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# 8427 CANOGA AVENUE

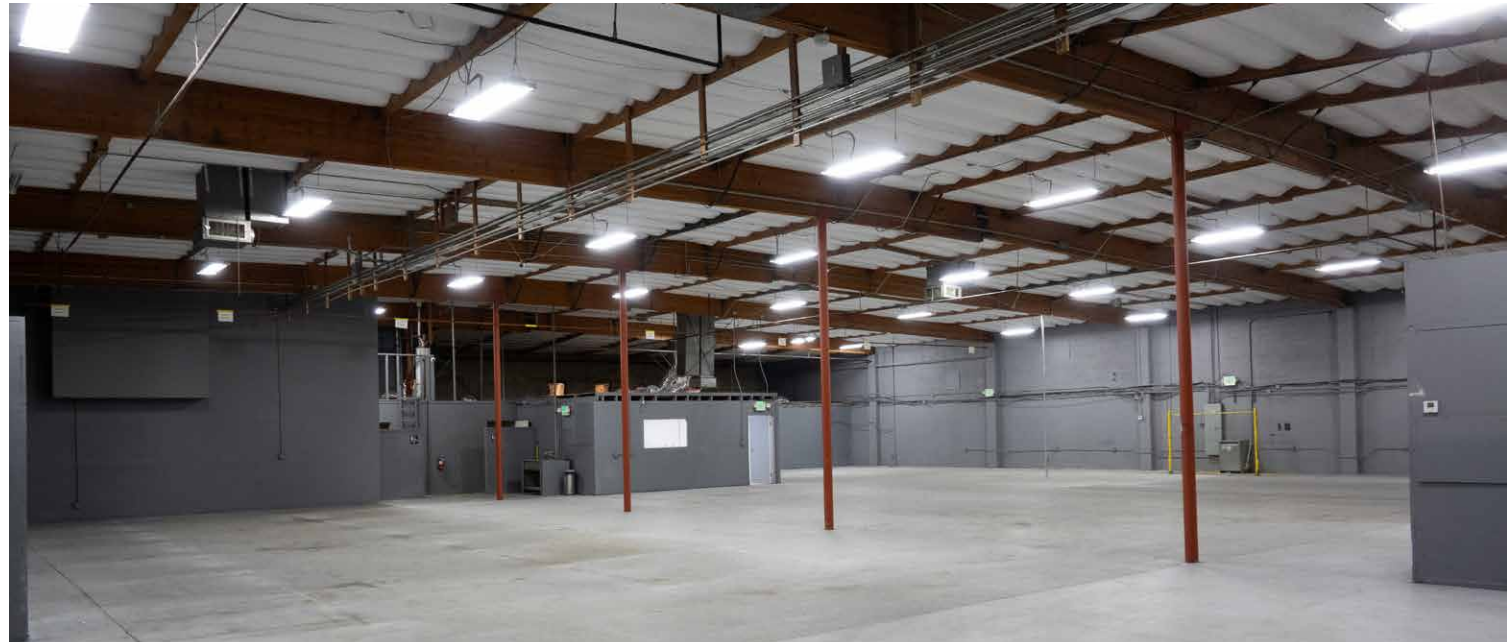


**12,000  
Square Feet**



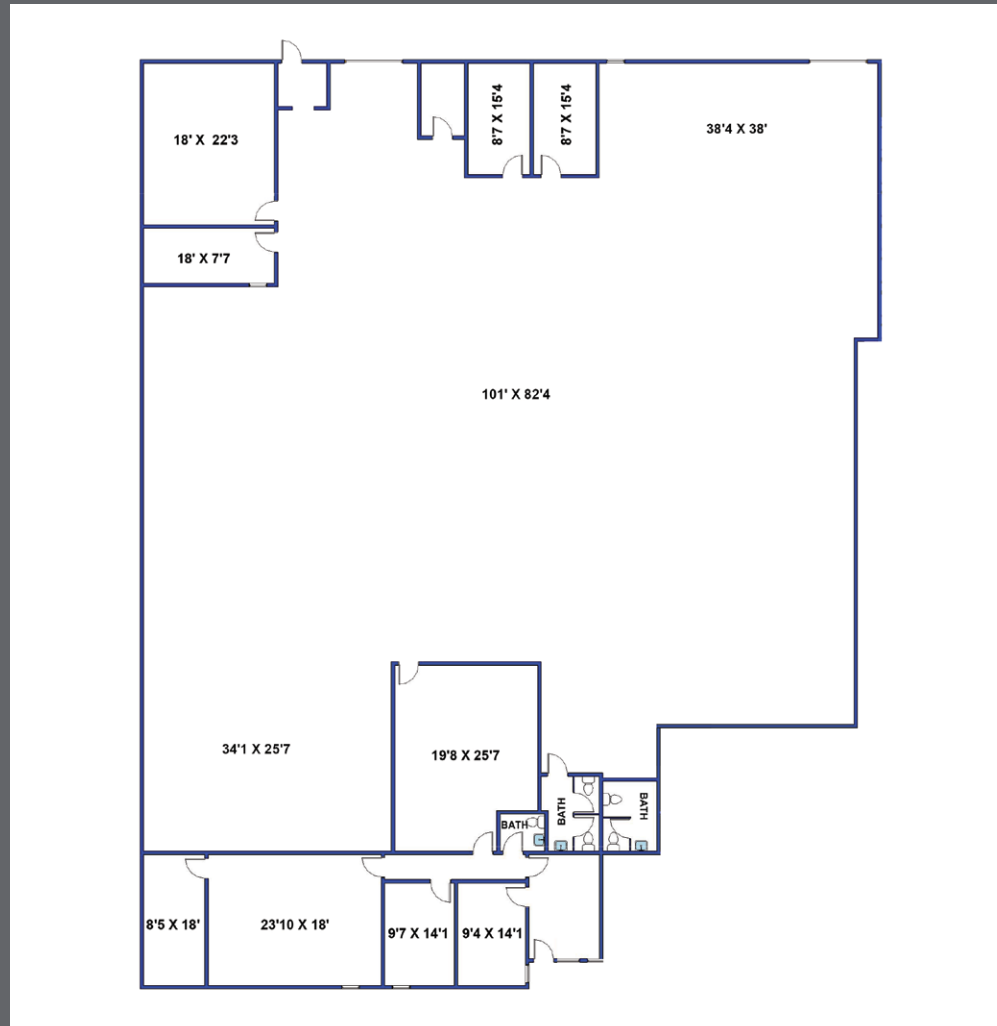
**High Power  
600A/120 - 240V 3P4W**

- Newly Renovated Unit
- Full HVAC - 30 Tons
- Office Space: 2,500 feet
- (2) 10 X 14 Powered Roll-up Doors
- Gated Secured Yard
- 16-18 Foot Clearance
- Foreman's Office (4)
- Heavy Insulation
- Large Secured Built in Vault
- Lunch/Break Room with Sink
- Skylights
- Full HVAC
- Reception
- Fresh Paint
- (3) Private Offices
- Built in Vault
- Conference Room
- \$1.40 PSF Modified Gross
- Server Room
- (3) Restrooms





# FLOOR PLAN - 8427



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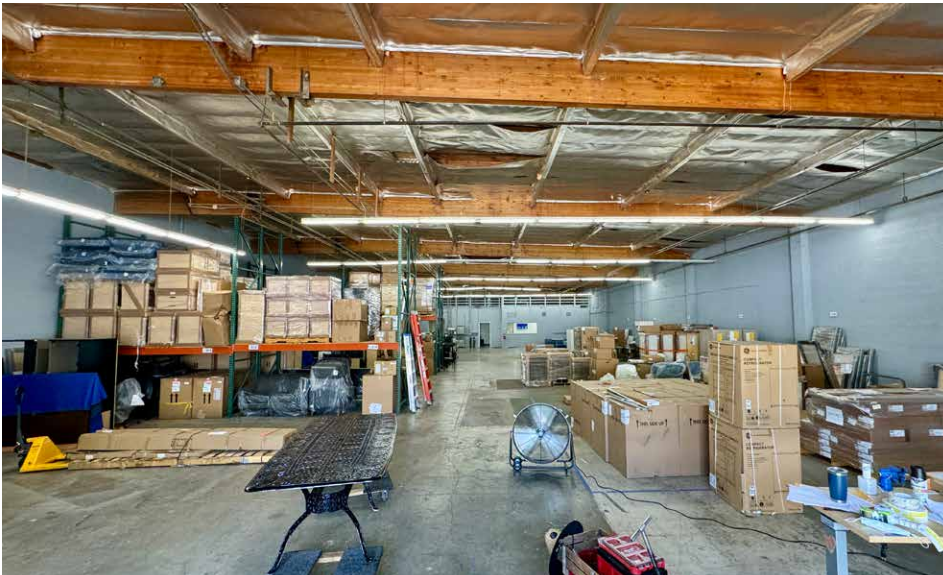
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# PROPERTY PHOTOS





# PROPERTY PHOTOS





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# LOCATION MAP



## CANOGA PARK



# AMENITIES MAP









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