

# FOR LEASE

## 1,866 SF

RENT | \$1.85 GROSS  
AVAILABLE AUGUST 1, 2025

±300 SF METAL MEZZANINE



9027 | UNIT L

**CANOGA AVENUE**

CANOGA, CA

### PROPERTY HIGHLIGHTS



MASTER PLANNED INDUSTRIAL PARK



20' CLEARANCE HEIGHT



APPROXIMATELY 150 SF OF OFFICE



3 PARKING SPACES



ONE 10'X14' GL ROLL-UP LOADING DOOR



CLOSE TO THE 118 FREEWAY



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

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



**RON KASSAN**

Executive Vice President  
818.512.5001  
[ron@availablewarehouses.com](mailto:ron@availablewarehouses.com)  
CA DRE Lic. #01063078



**ART MINASSIAN**

Senior Vice President  
818.634.3722  
[art@availablewarehouses.com](mailto:art@availablewarehouses.com)  
CA DRE Lic. #02026662



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805