

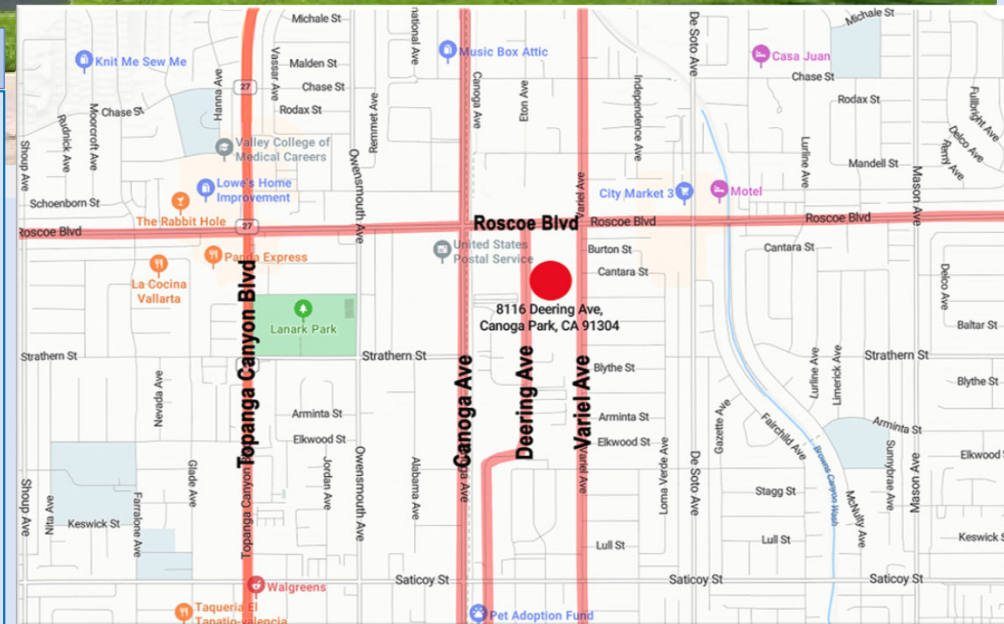
# 3,038 SF INDUSTRIAL SPACE FOR SUBLEASE IN CANOGA PARK, CALIFORNIA

Deering Business Park - 8116 Deering Avenue, Suite A, Canoga Park, CA 91304 (Los Angeles County)



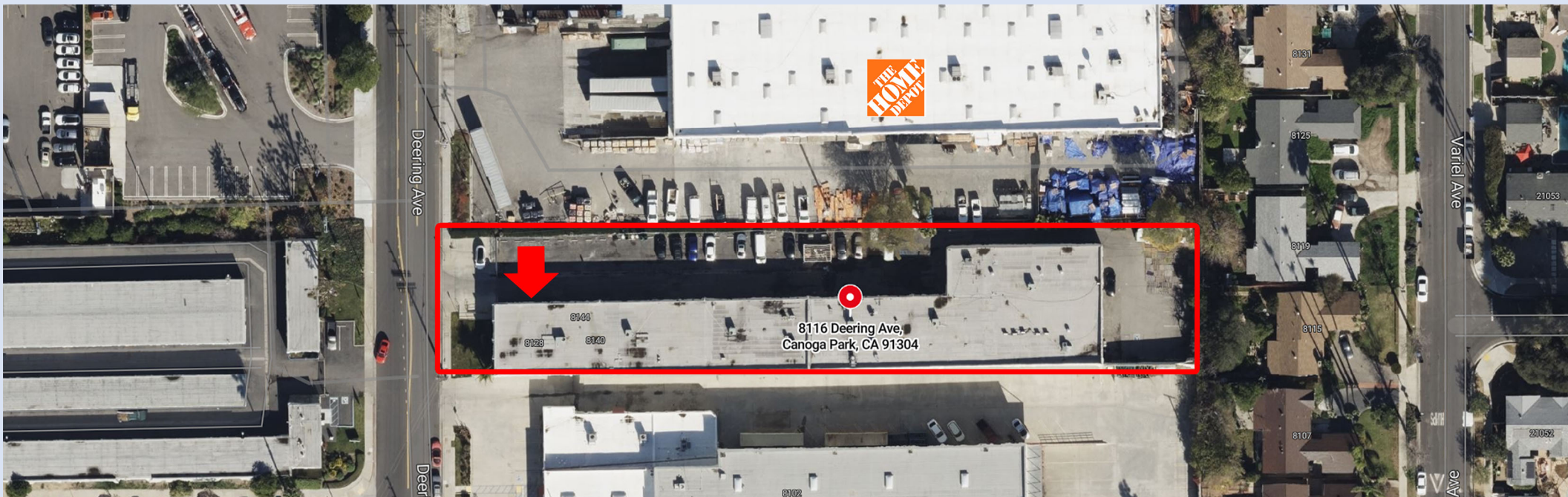
## Highlights

- **3,038 SF** industrial space available for sublease.
- Rare front unit with visibility on Deering Avenue, directly adjacent to The Home Depot & Public Storage, slightly across the CarMax located along Roscoe Blvd.
- Space currently being utilized as a retail showroom. Perfect for an office or any other retail showroom/warehouse, distribution use.
- Layout mostly warehouse with minimal office with loading door, 12-foot clear height, fenced & secure business park with security gate. NO CAM FEE.
- Conveniently located on the southeast quadrant of Roscoe Blvd and Deering Avenue.
- Close proximity to the Orange Line Rapid Transit, Topanga Highway 27.
- Easy access to 101 and 118 freeways. .
- Sublease term through **March 31, 2029**.



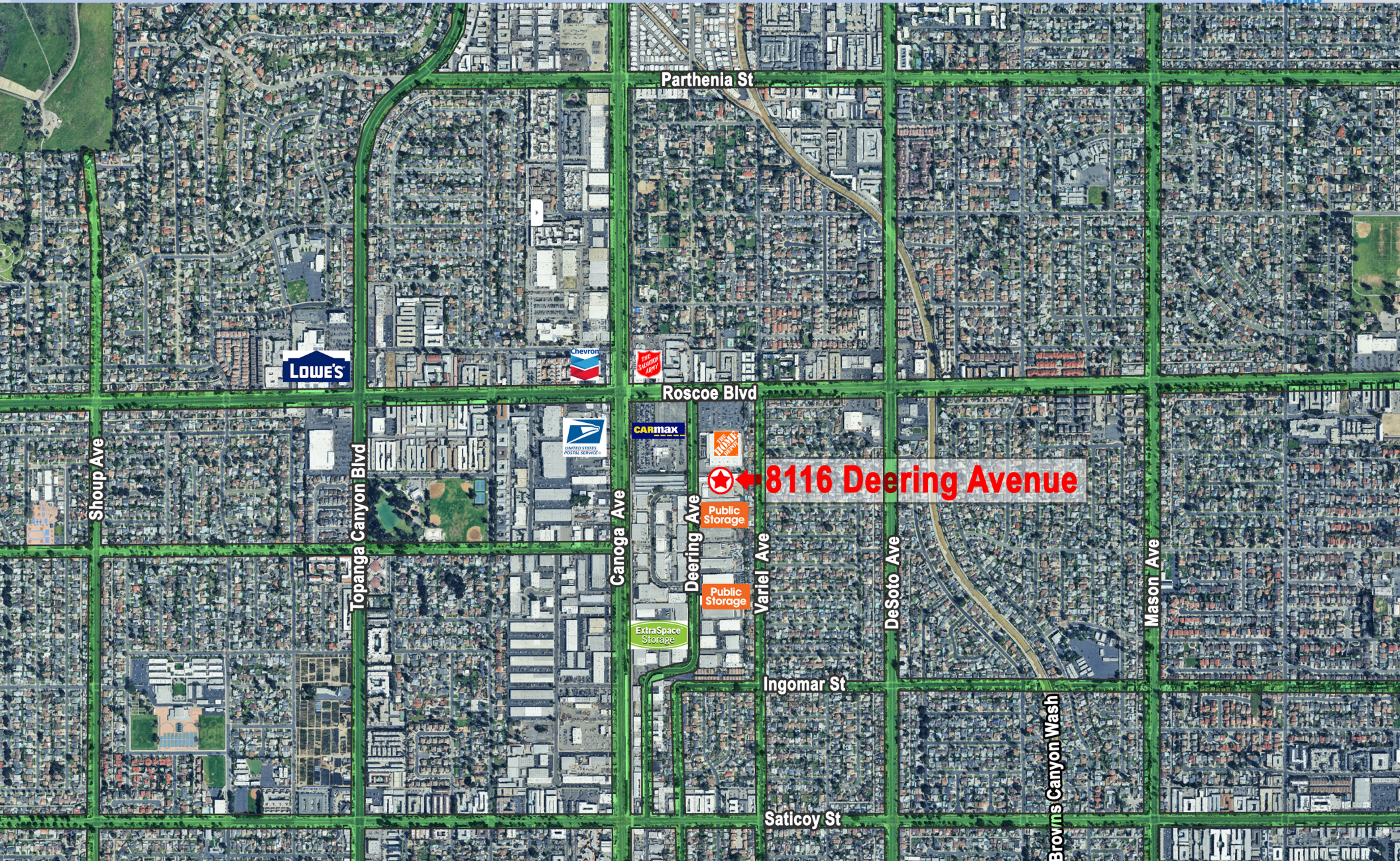
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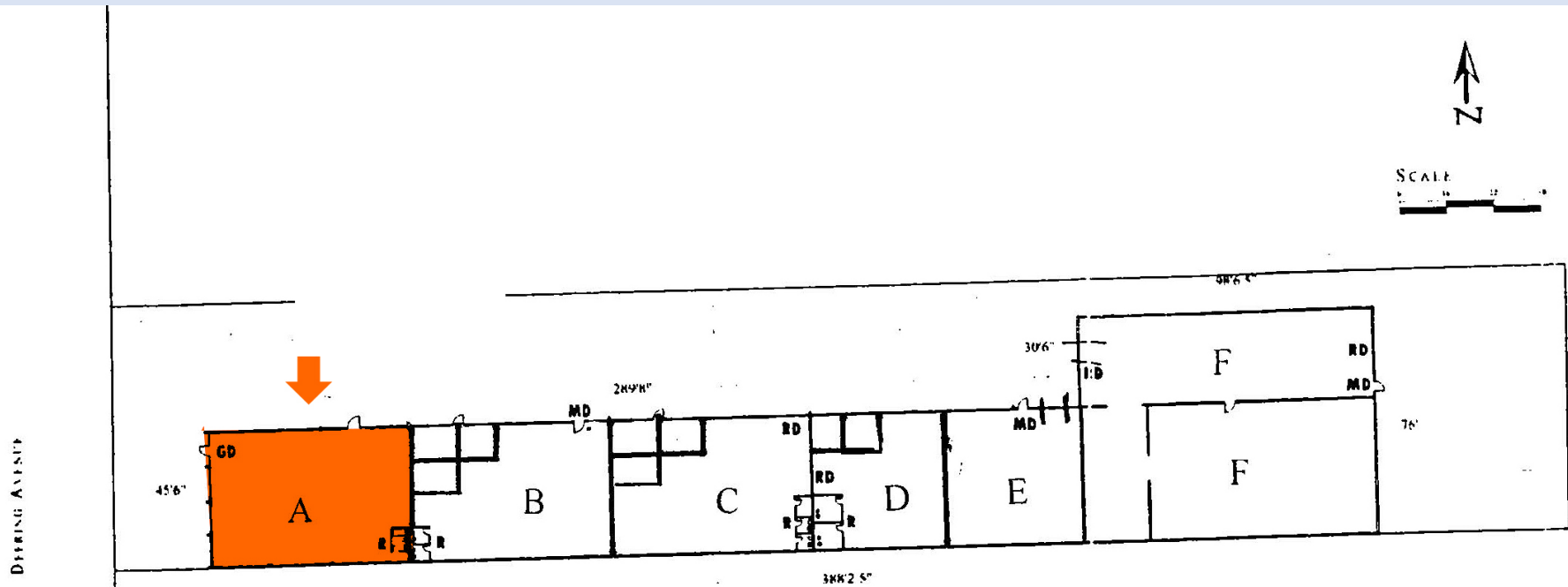
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- KEY**
- R** Restrooms
  - RD** Existing Roller Door
  - GD** Glass Door
  - MD** Metal Door
  - Roller location filled in with wood

- AREA**  
Lot 42 447 68 s.f.
- A. 3,038
  - B. 3,036
  - C. 3,012
  - D. 1,831
  - E. 2,003
  - F. 7,425

**CHARACTERISTICS:**  
 Stories 1  
 Condition Average  
 Quality Average  
 Total Units 1  
 Cooling Type Heat Pump  
 Garage Type Paved  
 Roof Material Roll Composition  
 Roof Frame Truss/Joist  
 Construction Concrete Block  
 Exterior Concrete Block  
 Foundation Concrete  
 Year Built 1968  
 Effective Year Built 1973  
 Topography Rolling Hills

**LOCATION INFO**  
 Property City Canoga Park  
 School District Los Angeles Unit  
 Subdivision 26064  
 Census Tract 1542 01  
 Tract Number 26064  
 Carrier Route C1036  
 Flood Zone Panel 0601370027C  
 Panel Date 05/04/1999  
 Flood Zone Code C  
 Zoning Lam2  
 Map Page Grid 530-B1  
 Old Map 12-D1

**TAX INFO**  
 APN 2109-002-053  
 Alt APN 2109-002-033  
 Tax Year 2005  
 Annual Tax \$17,777  
 Assessment Year 2005  
 Land Assessment \$801,871  
 Improved Assessment \$572,764  
 Total Assessment \$1,374,635  
 % Improv 42%  
 Tax Area 16  
 Legal Description Tract No 26064  
 S 87 86 Ft Of Lot 26  
 Lot Number 26

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For Subleasing Inquiries:

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