



OFFERING MEMORANDUM

Industrial Sublease

7886 Deering Ave |
Canoga Park, CA
±35,000 SF

EXCLUSIVE LISTING BY:

MiG | **COMMERCIAL
REAL ESTATE
SERVICES, INC**

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OFFER MEMORANDUM

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PROPERTY OVERVIEW

OFFERING MEMORANDUM

PROPERTY OVERVIEW

MIG Commercial Real Estate Services Inc presents: ±35,000 SF Industrial Sublease | Canoga Park .

MIG Commercial Real Estate Services Inc. is pleased to present a rare ±35,000 SF industrial sublease opportunity located at 7886 Deering Ave, Canoga Park, CA, with approximately ±4 years remaining on the sublease term. This flexible industrial site is ideal for a wide range of users seeking short- to mid-term occupancy without a long-term direct lease commitment.

Situated on an approximately ±1.65-acre (±71,656 SF) lot, the property offers the ability to sublease the full site or lease the front and rear buildings separately, providing scalable solutions for growing or transitional operations. The site features strong parking capacity and efficient yard circulation, accommodating employee parking, logistics operations, and truck maneuverability.

The property includes a ±15,000 SF front warehouse with ±17-foot clear height, dock-high loading, roll-up doors, heavy 3-phase power, and office/restroom improvements. Two rear industrial buildings of approximately ±10,000 SF each provide additional flexibility, featuring multiple 8' x 12' roll-up doors and heavy power throughout. Zoning is M2-1VL, supporting a broad range of industrial uses.

Well-suited for warehouse, distribution, logistics, 3PL, moving and storage, e-commerce, and light manufacturing, this offering represents a unique opportunity to secure a functional, well-located industrial facility in the San Fernando Valley with exceptional operational flexibility.

Combined Portfolio Totals

Total Building Size: ±35,000
SF

Land Size: ±1.65 Acres
(±71,656 SF)

Building Breakdown:

- Front Warehouse: ±15,000 SF
- Rear Building A: ±10,000 SF
- Rear Building B: ±10,000 SF

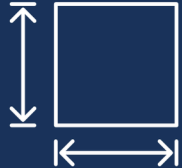
Zoning: M2-1VL





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PROPERTY CHARACTERISTICS



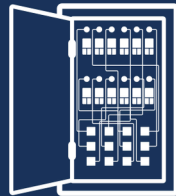
±35,000 SF AVAILABLE



LIGHT
MANUFACTURING



HVAC OFFICES



3 PHASE



8'x12'



FOR
SUBLEASE



I-118 &
I-101



PARKING SPACES

ADDITIONAL DETAILS:

- Dock-High Loading: For efficient freight handling
- Roll-Up Doors: Multiple, including 8'x12' in rear buildings
- Heavy 3-Phase Power: Supports industrial equipment
- Office Space & Restrooms: Built-out in front warehouse
- Flexible Leasing: Full site or separate front/rear buildings
- Parking & Yard Circulation: Ample space for trucks and employees
- Clear Height: ±17' in front warehouse
- Zoning: M2-1VL, suitable for industrial, logistics, 3PL, manufacturing
- Term: ±4 years remaining sublease



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EXECUTIVE SUMMARY

MIG Commercial Real Estate Services Inc. is pleased to present a rare $\pm 35,000$ SF industrial sublease opportunity at 7886 Deering Ave, Canoga Park, CA, with approximately ± 4 years remaining on the sublease term. Situated on an approximately ± 1.65 -acre site, the property can be leased as a full site or as separate front and rear buildings, providing exceptional flexibility for industrial and logistics operations.

The portfolio features a $\pm 15,000$ SF front warehouse with $\pm 17'$ clear height, dock-high loading, multiple roll-up doors, heavy 3-phase power, and built-out office/restroom space. Two rear industrial buildings of $\pm 10,000$ SF each add additional operational capacity. The site offers strong parking and yard circulation, supporting employee parking, truck maneuverability, and logistics operations.



MAPS & ZONING

OFFER MEMORANDUM

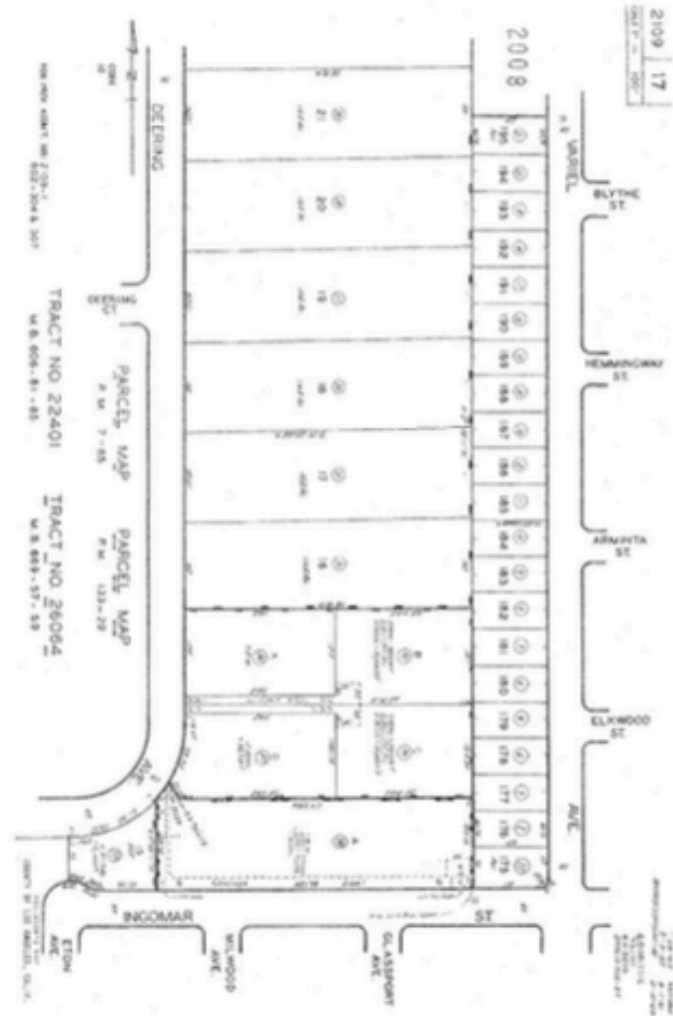
PARCEL MAP



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

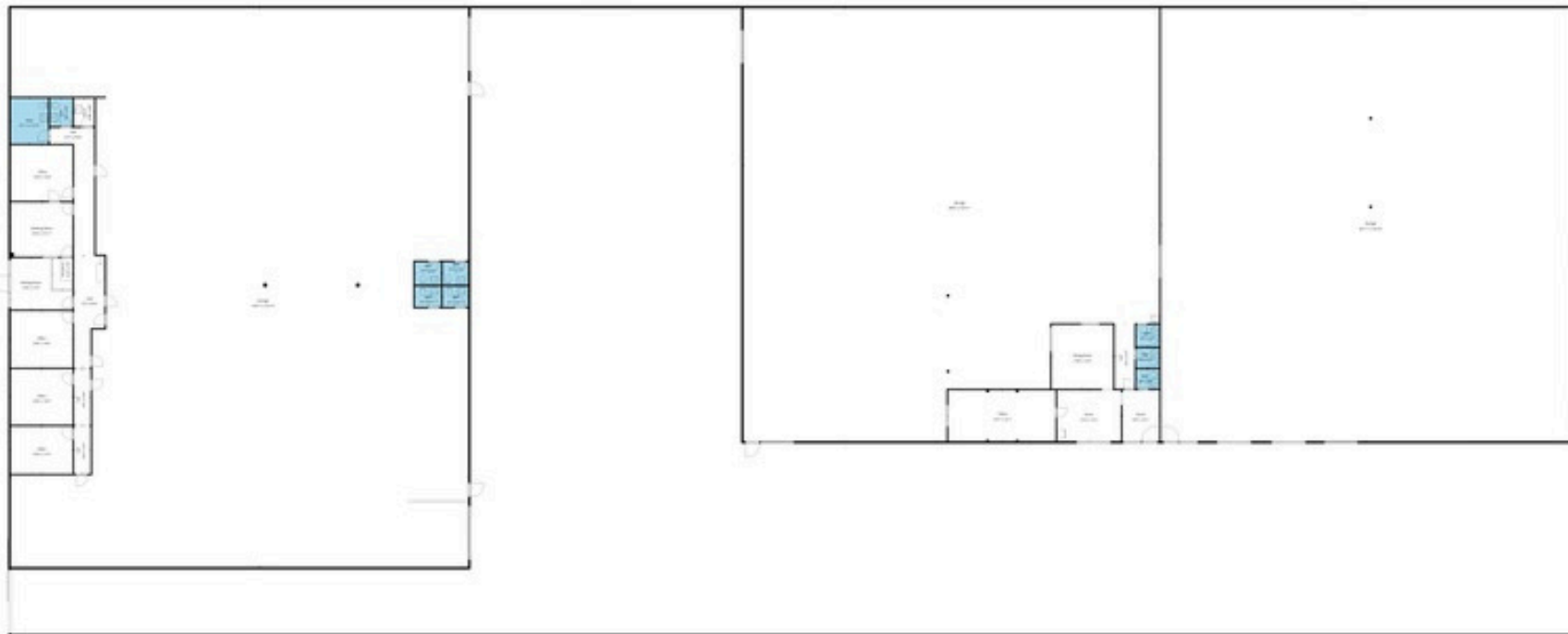
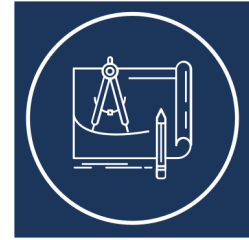
[Click map image to view PDF version](#)

[Click here to learn how to read an assessor's plat map](#)



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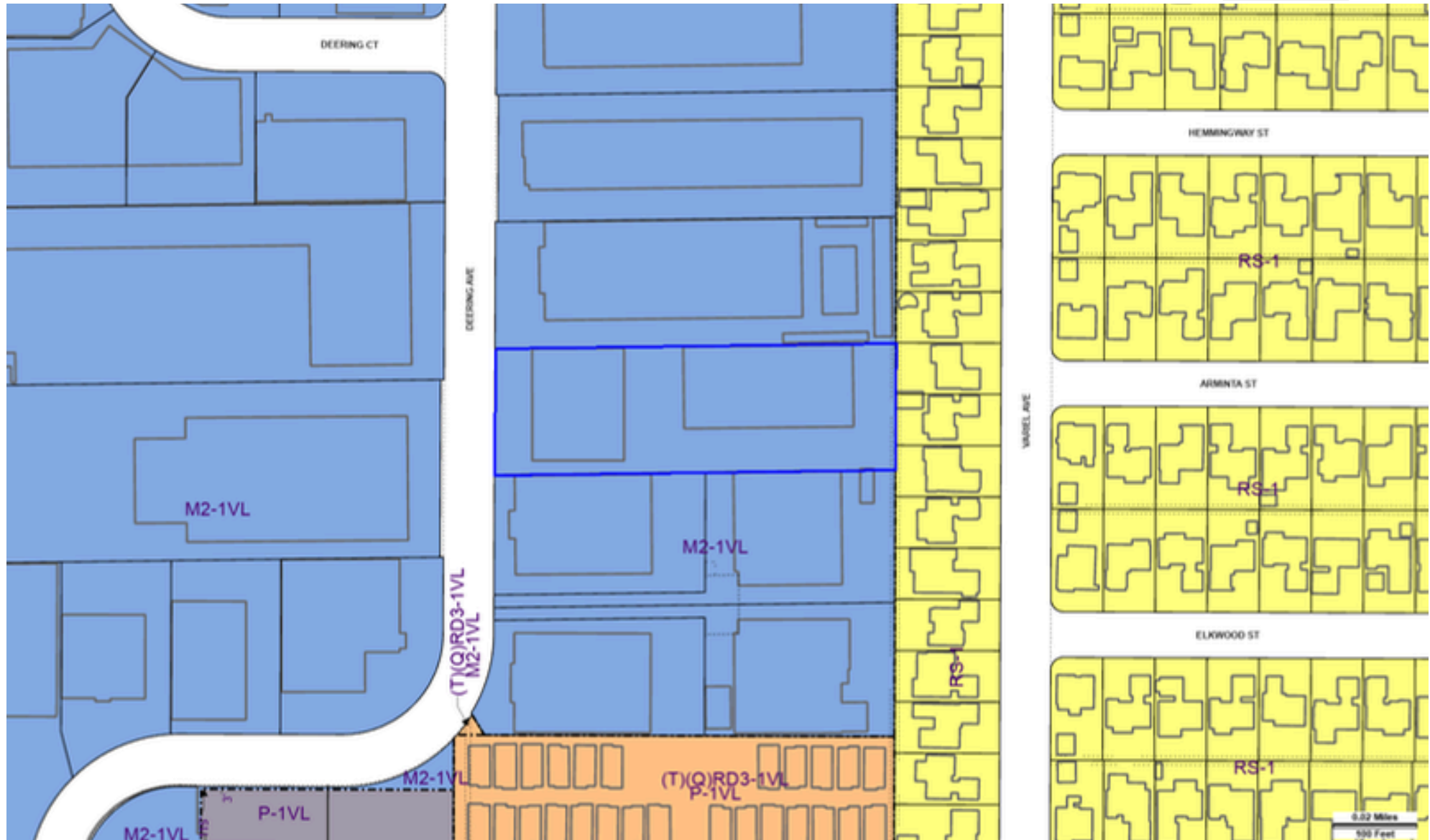
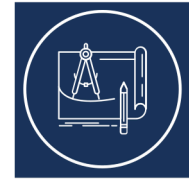
FLOOR PLAN



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ZONING MAP



Address: 7886 N DEERING AVE
APN: 2109017024
PIN #: 189B105 333

Tract: TR 26064
Block: None Lot:
16 Arb: None

Zoning: M2-1VL
General Plan: Light Manufacturing





OFFERING MEMORANDUM

AREA HIGHLIGHTS

- Location: San Fernando Valley, Canoga Park, CA
- Access: Easy access to major freeways, including US-101, I-405, and CA-27
- Nearby Amenities: Close to retail, restaurants, and service centers for employees and tenants
- Industrial Hub: Well-established industrial and logistics market with strong demand
- Labor Pool: Access to a large skilled workforce in logistics, manufacturing, and warehousing
- Surrounding Businesses: Home to distribution centers, 3PL operators, e-commerce facilities, and light manufacturing
- Visibility: Excellent exposure from Deering Ave and surrounding streets



PHOTOS





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