

Approximately 29,560 SF of
Industrial Land Available For Lease

7423
Deering Ave
Canoga Park, CA

CBRE

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7423 Deering Ave, Canoga Park, CA 91303

Property Summary

APN	2111-030-007, 008, 009, 020
Available SF	Approximately 29,560 SF
Lease Rate PSF	\$0.51 Industrial Gross
Existing Industrial Building SF	Approximately 13,697 SF
Existing Industrial Building Office SF	Approximately 1,300 SF
Parking Spaces	Approximately 20 Spaces, although no parking is currently striped
Zoning	LAMR1

Aerial View

7423 Deering Ave, Canoga Park, CA 91303

Deering Ave.

South



Existing Industrial Building - 13,697 SF



North

HIGHLIGHTS



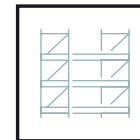
Private Parking

Private surface parking lot, providing secure and convenient on-site parking for occupants and guests.



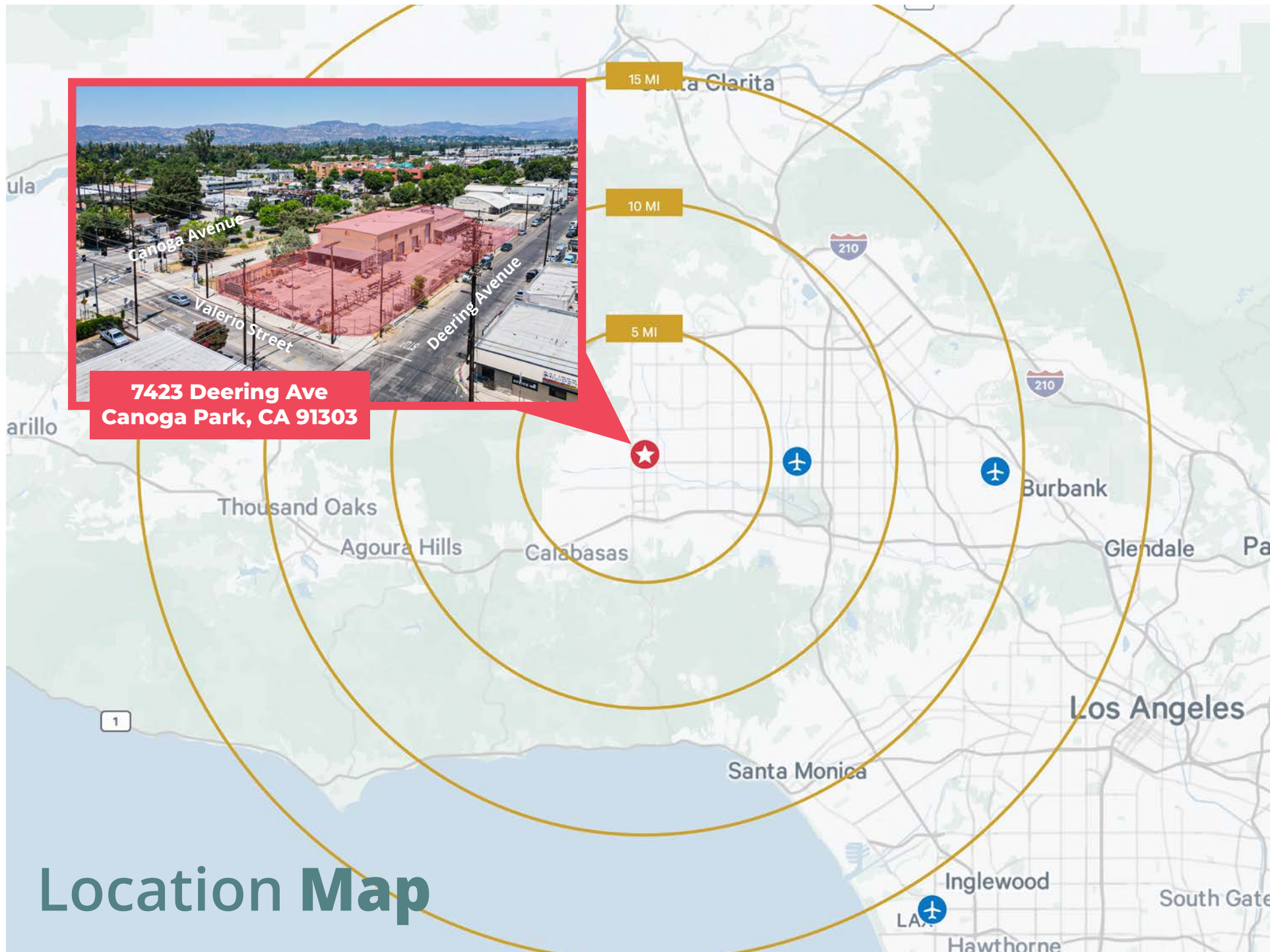
Location

Situated just off Canoga Ave and benefits from high visibility and strong individual presence.

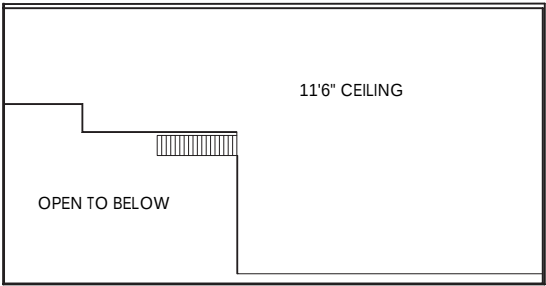


Zoning District

Intended for industrial and service uses.

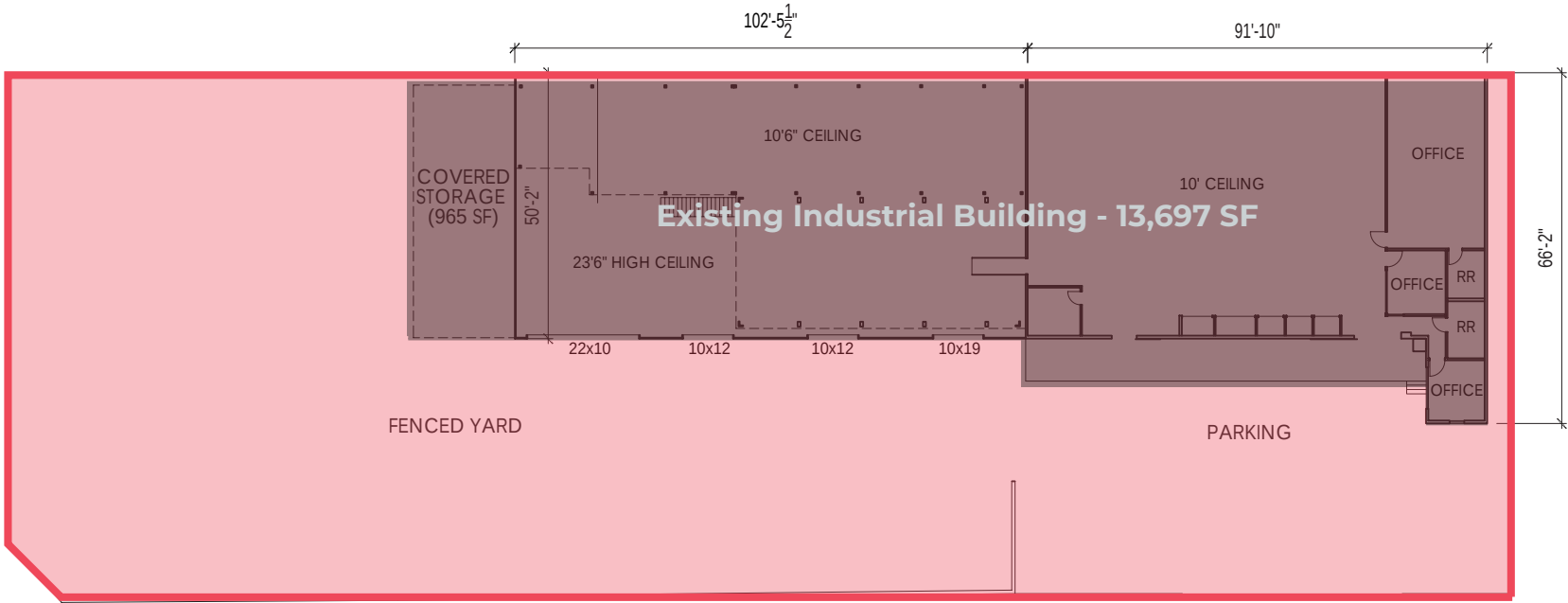


Existing Floor Plan



BOMA Area Calculations	
Metal Structure	5120
Framed Structure	4822
Mezzanine level	3755
Totals	13697

1300 SF OF OFFICE SPACE



DEERING AVE

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