

13,697 SF Available
Industrial Building For Lease
on Approximately 29,560 SF of Land

7423
Deering Ave
Canoga Park, CA

TEASER RATE:
\$10,000
INDUSTRIAL GROSS/MO.
UNTIL 12/31/2026
*MORE INFORMATION ON PAGE 2

CBRE

Bennett Robinson
Vice Chairman - CBRE

+1 818 907 4608
bennett.robinson@cbre.com

Lic. 00984312

Douglas R. Marshall, SIOR
Principal - Lee & Associates

+1 310 899 2745
dmarshall@leewestla.com

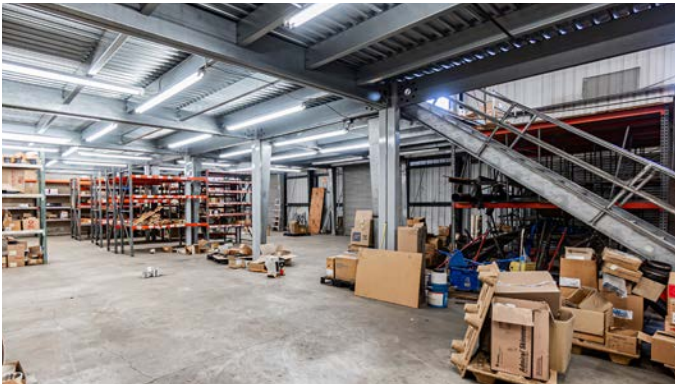
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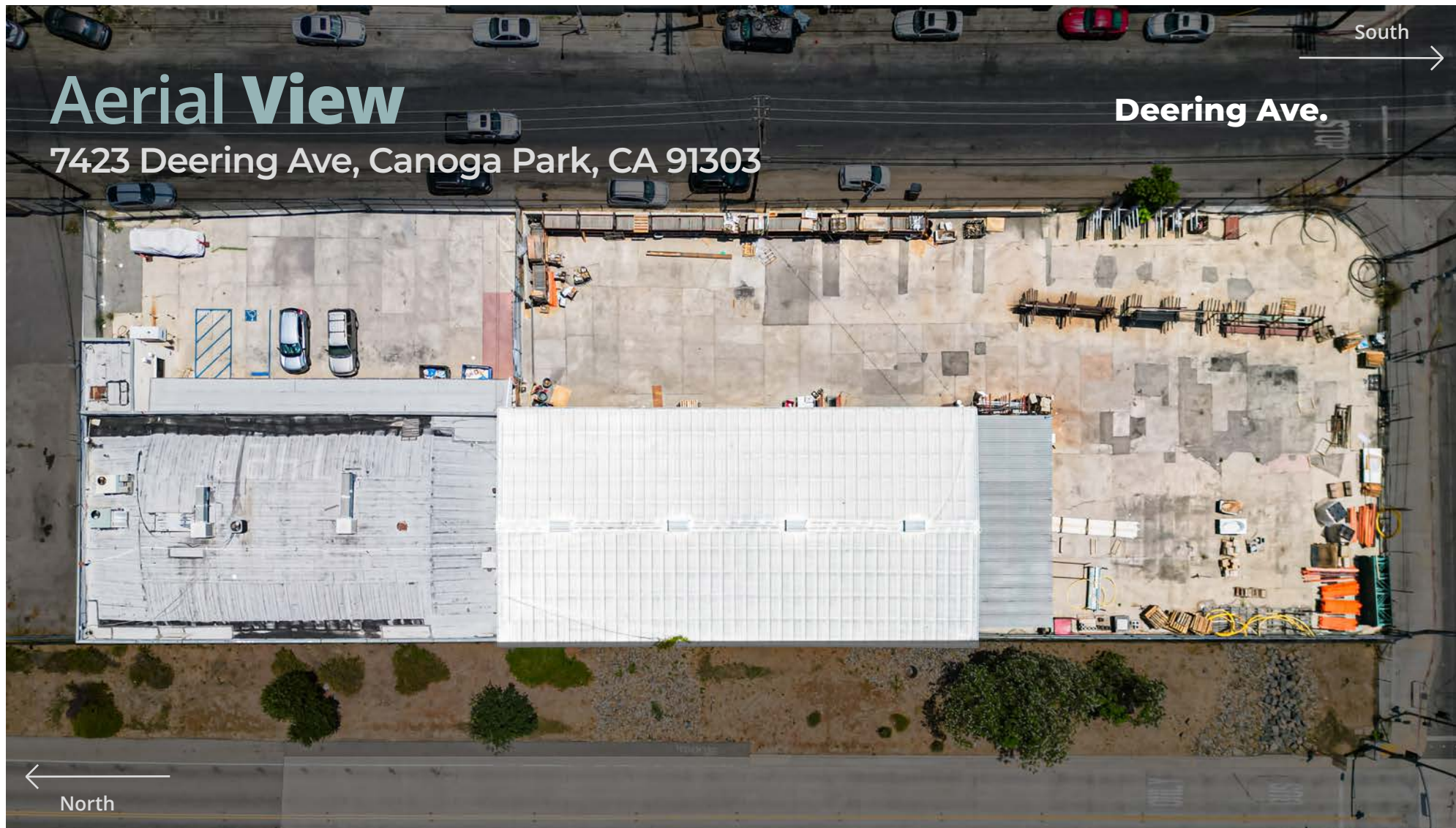
7423 Deering Ave, Canoga Park, CA 91303

Property Summary

APN	2111-030-007, 008, 009, 020
Lot Size	Approximately 29,560 SF
Lease Rate PSF	\$0.73 Industrial Gross *TEASER RATE: \$10,000 IG/mo. (\$0.73 IG/PSF/mo.) until December 31, 2026. Beginning January 1, 2027, lease rate increases to ±\$15,000 IG/mo. (\$1.10 IG/PSF/mo.)
Available SF	Approximately 13,697 SF
Office SF	Approximately 1,300 SF
Parking Spaces	Approximately 20 Spaces, although no parking is currently striped
Zoning	LAMR1
Construction Type	Metal Structure/ Frame & Stucco
GL Doors/Dim	4 10x19, (2)-10x12, 22x10
DH Doors	2 Doors via Platform



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HIGHLIGHTS



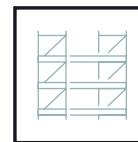
Private Parking

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



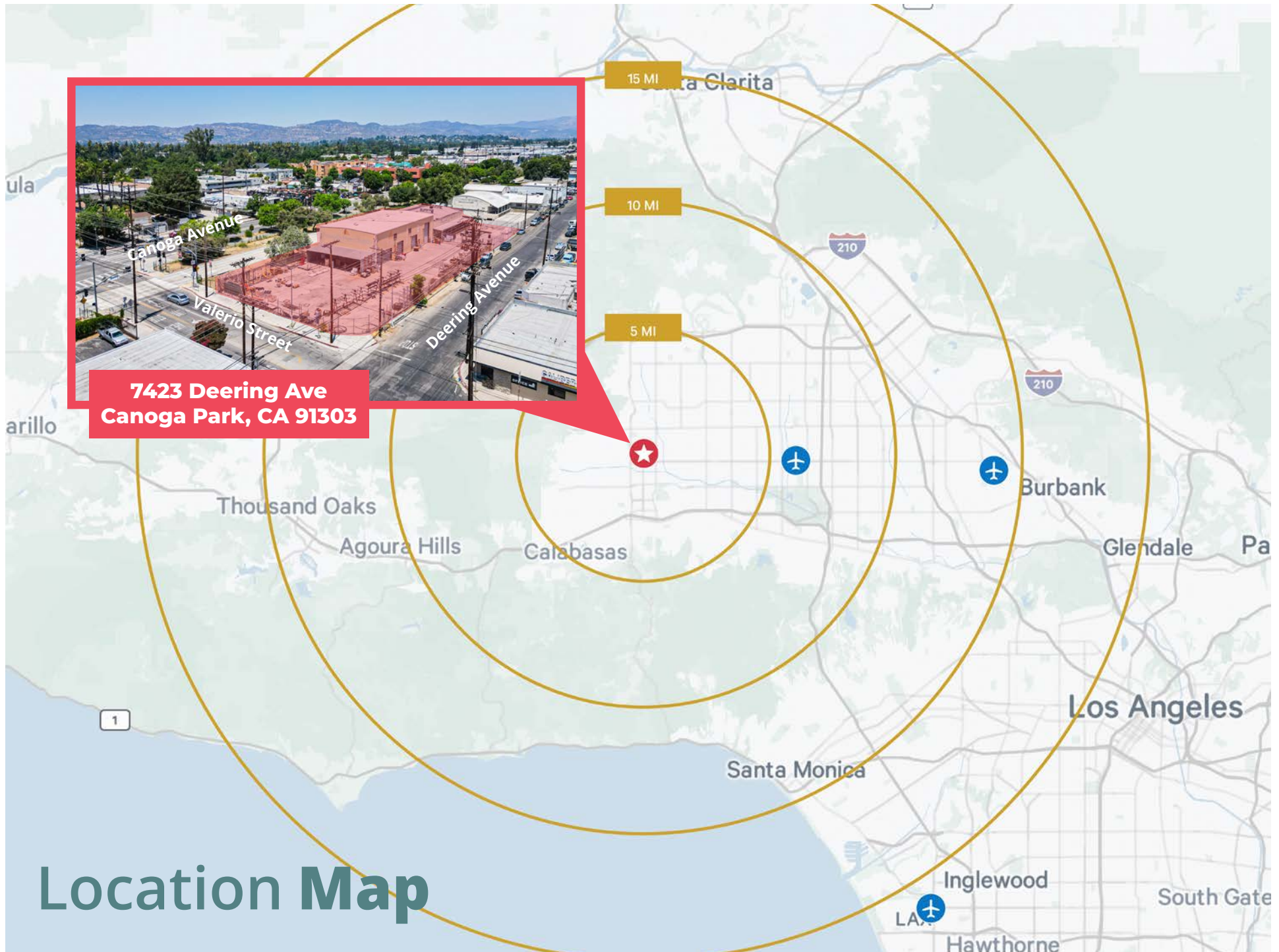
Location

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



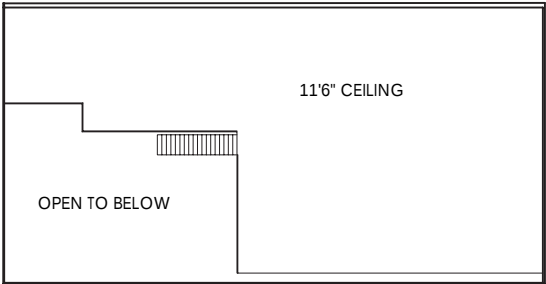
Zoning District

Intended for industrial and service uses.



Location Map

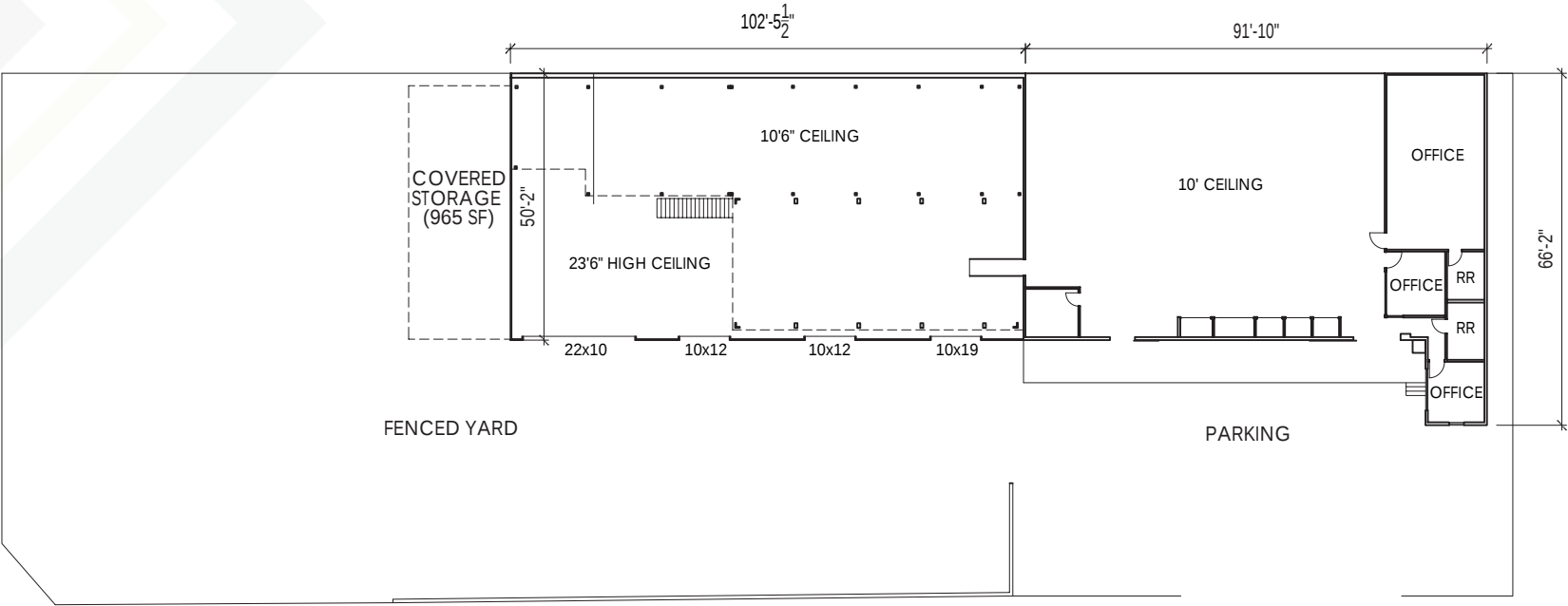
Existing Floor Plan



MEZZANINE LEVEL

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

1300 SF OF OFFICE SPACE



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DEERING AVE



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