

High-Image Facility - Under Renovations | 7845-7849 Canoga Ave
20,729 SF of Industrial Space Available in Canoga Park, CA



HIGHLIGHTS

High-Image Facility - Under Renovations | 7845-7849 Canoga Ave

20,729 SF of Industrial Space Available in Canoga Park, CA

Total Available Leasable Space: 20,729 SF Divisible - Unit A: 11,217 SF and Unit B: 9,512 SF

Well Designed Layout with Additional Mezzanine Storage

Minutes from Amenities, Restaurants and Freeway Onramps

FEATURES

Clear Height	24'
Drive-In Bays	6
Standard Parking Spaces	30

ALL AVAILABLE SPACES (2)

1st Floor, Ste A

SIZE

11,217 SF

TERM

Negotiable

RENTAL RATE

Upon Request

SPACE USE

Industrial

CONDITION

Details

High-Image Facility - Under Renovations | 7845-7849 Canoga Ave

20,729 SF of Industrial Space Available in Canoga Park, CA

1st Floor, Ste B

SIZE

9,512 SF

TERM

Negotiable

RENTAL RATE

Upon Request

SPACE USE

Industrial

CONDITION

Partial Build-Out

AVAILABLE

30 Days

[Details](#)

PROPERTY OVERVIEW

For Lease High Image Industrial Facility Currently Under Renovations

The property features: Well designed layout; Office mezzanine with warehouse loading access; Excellent loading - Two (2) ground level doors (11' x 13'); Excellent 22'-24' warehouse clearance; Ample power - 800 amps, 120-208 volt, 3 phase (Lessee to verify); Ample parking - Front parking & gated rear parking; Excellent street visibility with signage opportunity; MR1 zoning (Lessee to verify).

High-Image Facility - Under Renovations | 7845-7849 Canoga Ave

20,729 SF of Industrial Space Available in Canoga Park, CA

and West Hills Medical Center. Easy access to 118 and 101 freeways.

WAREHOUSE FACILITY FACTS

Building Size	20,729 SF
Year Built/Renovated	1979/1990
Construction	Reinforced Concrete
Power Supply	Amps: 800 Volts: 120-240 Phase: 3 Wire: 4
Zoning	MR1, Los Angeles - Tenant to Verify Zoning