

7050

DEERING AVE., CANOGA PARK, CA

±9,000 SF MULTI-PURPOSE/INDUSTRIAL BUILDING

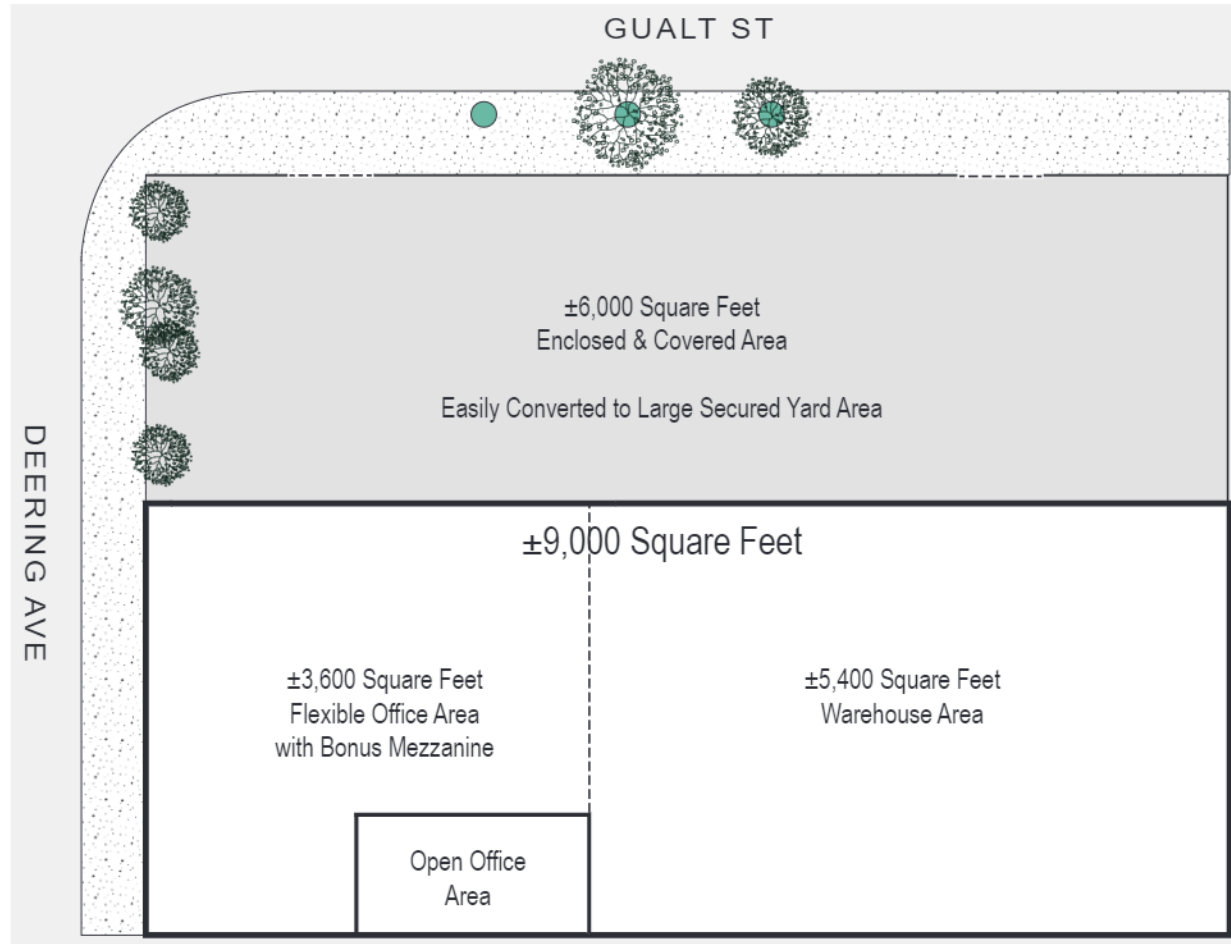


FOR SALE/LEASE

PROPERTY DESCRIPTION

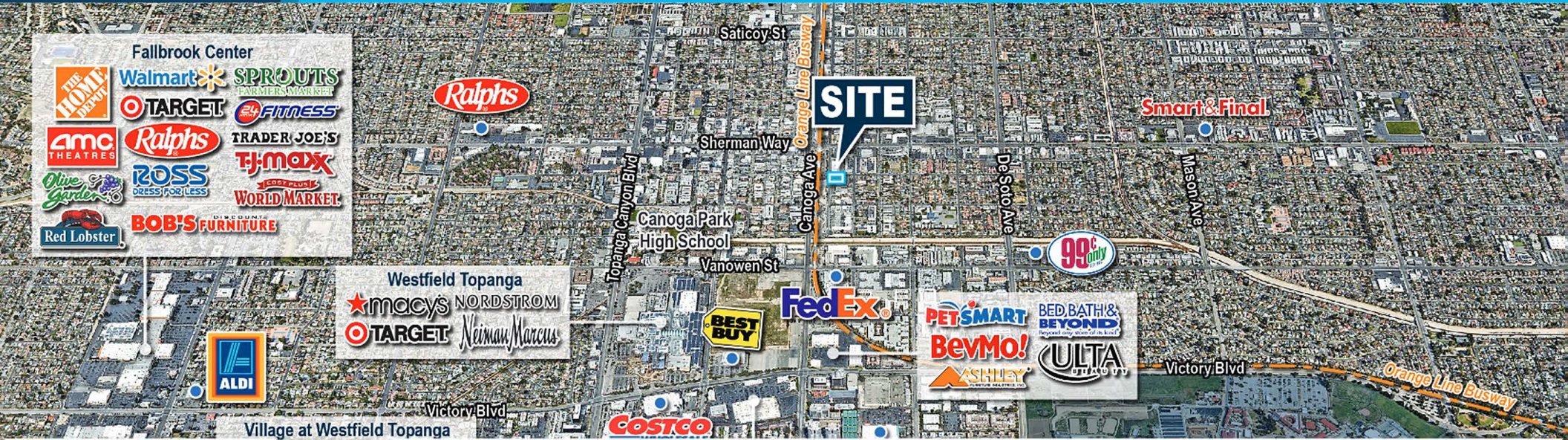
BUILDING ADDRESS	7050 Deering Ave., Canoga Park, CA
BUILDING SIZE	±9,000 Square Feet
OFFICE SIZE	±3,600 Square Feet HVAC Flexible Office Area (verify)
WAREHOUSE SIZE	±5,400 Square Feet
WAREHOUSE CEILING CLEARANCE	±12' - ±17' Minimum
POWER	Heavy Power, 400 Amps, 277/480 Volt, 3 Phase Electrical Service with Stepdown Transformers 110V-208V Service (verify)
PARKING	Per Code
LOADING DOORS	Two (2) Ground Level Loading Doors
FENCED YARD	Yes - Potentially Large ±6,000 Square Foot Secured Yard
ZONING	MR1-1VL-RIO Limited Manufacturing
APN NUMBER	2138-015-001
LOCATION	Excellent Access to Topanga Canyon Blvd., the Orangeline Busway, and Ventura (101) Freeway





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Fallbrook Center

- THE HOME DEPOT
- Walmart
- SPROUTS FARMERS MARKET
- TARGET
- FITNESS
- amc THEATRES
- Ralphs
- TRADER JOE'S
- OLIVE GARDEN
- ROSS DRESS FOR LESS
- TJ-MAXX
- WORLD MARKET
- Red Lobster
- BOB'S FURNITURE

Westfield Topanga

- macy's
- NORDSTROM
- TARGET
- Neiman Marcus

ALDI

Village at Westfield Topanga

- Staples
- amazon
- fresh
- DEPOT
- FITNESS

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