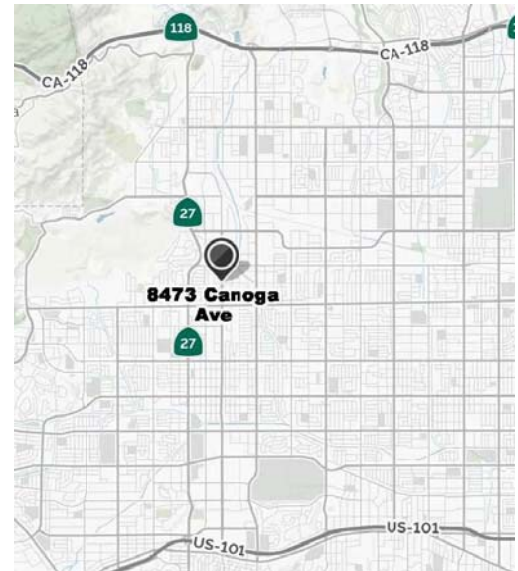
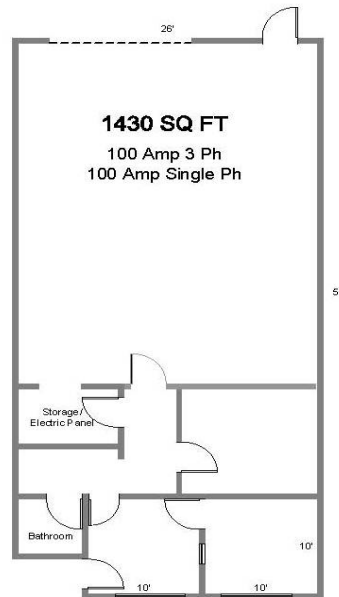


~\$1.32 psf  
\$1,890/month

FOR  
LEASE

- Multi-Tenant Industrial
- Year Built: 1974
- Reception plus 2 Offices
- Restroom
- 100-A Single-Phase plus 100-A 3-Phase Power
- 12' High Clearance
- 10'x10' Overhead Door
- Parking: 3 Reserved
- Minutes to the 118 & 101 Freeways
- Warehouse & Distribution Uses
- Controlled Access Gate
- CAMs: \$60/month
- Term: 1 to 3 years

1,430 sf Industrial Warehouse  
STREET FRONTAGE / REAR-LOADED  
Reception plus Two Offices



AVAILABLE 2/1/2018

8473 Canoga Avenue, Canoga Park, CA 91304



CA CalBRE #01264732

**Features Include:** Street Frontage Exposure, Rear-Loaded Industrial Space, Reception plus Two (2) Offices, Evaporative Cooler & Gas Space Heater in Warehouse, Restroom, 10'x10' Overhead Door, Parking: Three (3) Reserved Spaces, Clearance: 12 ft.

**Additional Information:** Tenant pays for Electricity, Gas, Trash, Phone & Internet

Preferred Term: 1 to 3 Years  
Subject to Credit & Financial Approval

Christine Cabanting (CalBRE #01133848)  
Tim Simpson (CalBRE #020121368)

(818) 717-0200

See our other Listings at  
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