

32,060 SF

FOR SALE

7920 DEERING AVENUE
CANOGA PARK, CA 91304



- + FREE STANDING BUILDING WITH EXTERIOR TRUCK WELL
- + LARGE FENCED CONCRETE YARD
- + 6 GROUND LEVEL DOORS (UP TO 16 POSSIBLE)
- + 1600 AMPS OF 480 VOLT ELECTRICAL SERVICE
- + LOCATED MINUTES NORTH OF WARNER CENTER/101 FREEWAY

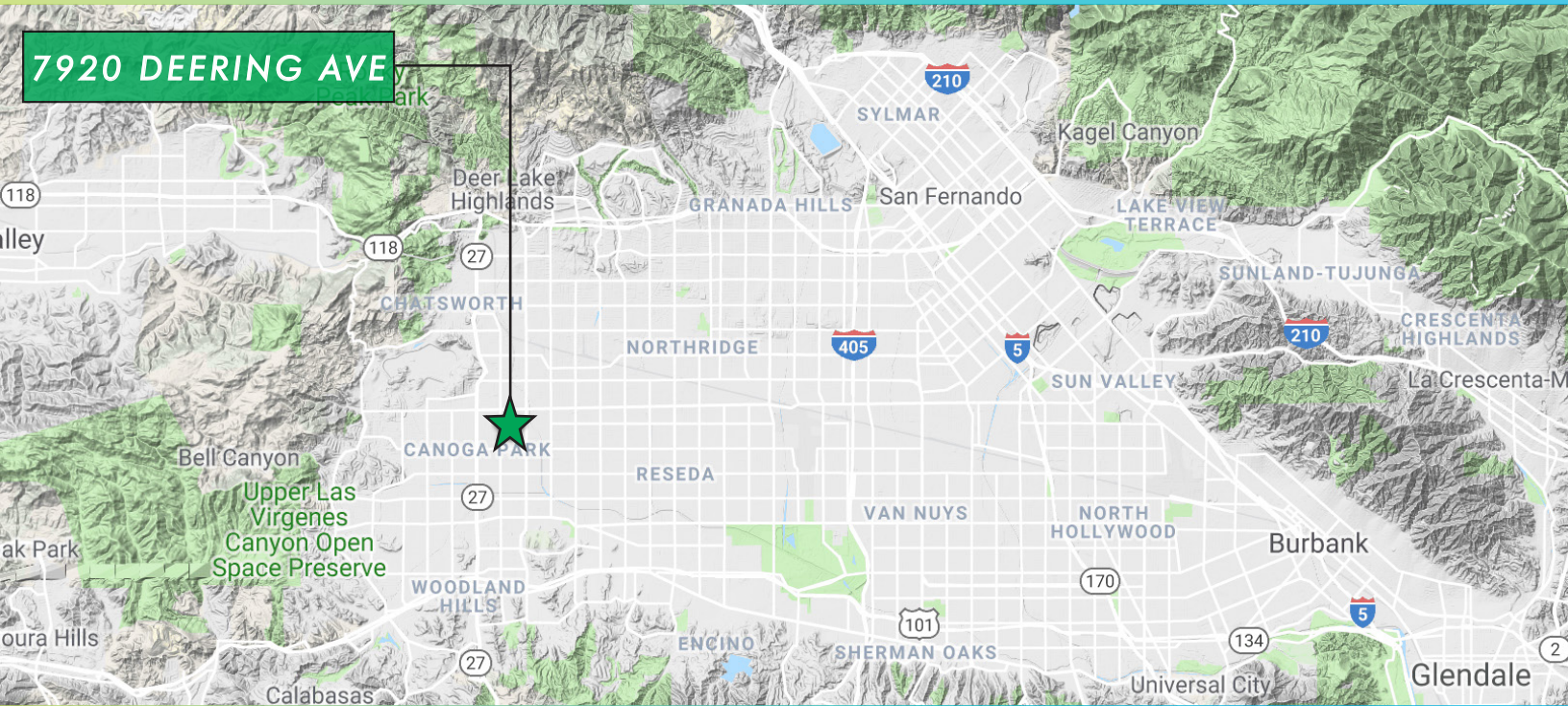
PROPERTY INFO

PRICE/SF:	\$240.18	POWER:	A:1600, V:277/480, P:3, W:4
SALE PRICE:	\$7,700,000	PARKING SPACES/RATIO:	70 / 2.19:1
AVAILABLE SF:	32,060	YARD:	Yes - Fenced
OFFICE SF/#:	4,000 / 7	RESTROOMS:	6
PROPERTY TYPE:	Industrial	LOT SIZE:	71,227
GROUND LEVEL DOORS/DIM:	6 / 16' x 12'	ZONING:	M2
TRUCK HIGH:	1 (Well)	APN#:	2109-017-026
SPRINKLERED:	No	POSSESSION:	Close of Escrow
CLEAR HEIGHT:	16'	TO SHOW:	Call Agent

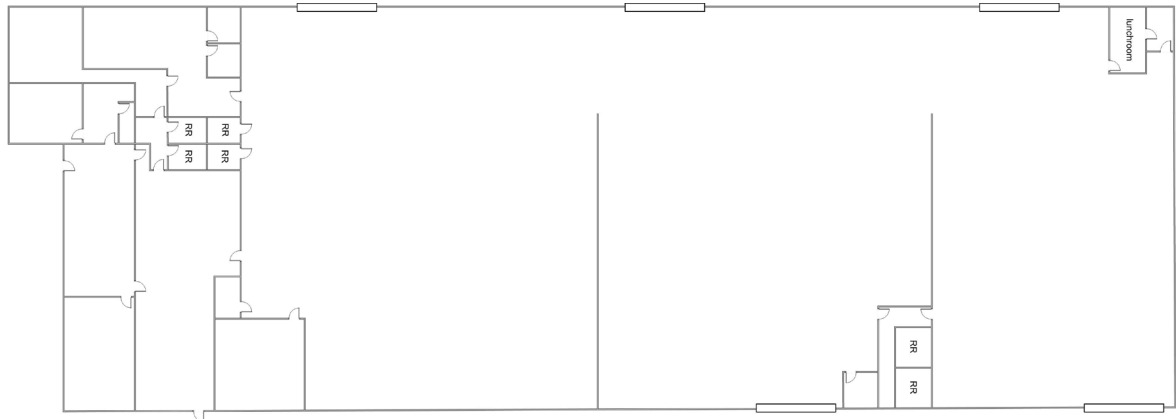
Notes: Ground Level Door with Exterior Truck Well.

LOCATOR MAP:

7920 DEERING AVE



FLOOR PLAN:



PHOTOS:



FOR MORE INFORMATION, PLEASE CONTACT:



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