

Peak Commercial

5900 Canoga Ave, Suite 110 Woodland Hills, CA 91367 | 818-591-3300

Available SF 5,057 SF

Industrial For Lease

Building Size 57,024 SF



Property Name: Warner Center Business Park
Address: 6731 Variel Avenue, Canoga Park, CA 91303
Cross Streets: Varial Ave/Vanowen St

Excellent Unit
 Newly Renovated
 100% HVAC

Lease Rate/Mo: \$7,838
Lease Rate/SF: \$1.55
Lease Type: Modified Gross / Op. Ex: \$0.20
Available SF: 5,057 SF
Minimum SF: 5,057 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$234,992 / 2025
Yard: No
Zoning: (WC)NORTHVILLAGE-SN-RIO

Sprinklered: No
Clear Height: 10'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: V: O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1970
Whse HVAC: Yes
Parking Spaces: 10 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #:
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2148-030-036

Listing Company: Peak Commercial
Agents: [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com)
Listing #: 44489752
Notes: Tenant to verify all information. Co-listed with AIR CRE NonMember (Jessica Chamberlain). Taxes for entire property \$0.20/SF CAM Fee and Best Managed Business Park.

Listing Date: 03/10/2026

FTCF: CB250N000S000

Ron Feder
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