



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



9,624 SF INDUSTRIAL BUILDING FOR LEASE

7946 Alabama Ave, Canoga Park, CA 91304

RYAN PELINO

Associate

818.854.5514

rpelino@lee-re.com

DRE# 02223932

SCOTT CASWELL

Principal

818.266.7772

scaswell@lee-re.com

DRE# 00853607

PROPERTY SPECIFICATIONS

Building Size	9,624 SF
Office Size	1,500 SF
Clear Height	14 Feet
Power	400 AMPs
Zoning	MR1-1VL
Parking	19 Stalls
Lease Rate	\$1.35 PSF NNN



PROPERTY HIGHLIGHTS

- Free-Standing Building
- Secured Yard
- 2 GL Doors
- Canopy
- Very Low OPEX



7946 Alabama Ave
Canoga Park, CA

CHRYSLER
Jeep
Roscoe Station
United States Postal Service

CVS pharmacy, DOLLAR TREE, Carls Jr., Jack in the box, Starbucks Coffee, dds DISCOUNTS, 7 ELEVEN, jiffy lube, metro PCS, TACO BELL, PAPERES, SUBWAY

JONS fresh marketplace, BANK OF AMERICA, THE UPS STORE, ameel

VALBARA SUPERMARKETS, LOWE'S, McDonald's, Panda Express, Pollo Loco, WELLS FARGO, Starbucks Coffee, SUBWAY, USbank, T-Mobile, Chick-fil-ck, GROCERYOUTLET, WSS, The UPS Store

Lanark Recreation Center

CARMAX, Public Storage

boost mobile, 7 ELEVEN

Food4Less, PAPERES, Carls Jr., BR Baskin-Robbins, metro PCS, United States Postal Service, 7 ELEVEN

Walgreens, baskin BR Robbings

Ralphs, DELTACO, PAPA JOHN'S, MARCO'S PIZZA, McDonald's, PIZZA HUT, CRUNCH SELECT, Nico's, 7 ELEVEN

BIG 5 SPORTING GOODS, GREEN MOUNTAIN NURSERY, FISH CAMPBELL, Starbucks Coffee, KFC, BRAKE MASTER, YOSHINOYA, WELLS FARGO, Jack in the box, Sherwin Williams, BANK OF AMERICA, BIG BRAND TIRE & SERVICE, SUBWAY, citibank, CHASE, INN-OUT, TACO BELL, PAPERES, SHERWIN WILLIAMS

VALBARA SUPERMARKETS, CVS pharmacy, Little Caesars, cricket wireless, Starbucks Coffee, BURGER KING, Carls Jr., Valvoline, Wenders, 7 ELEVEN, O'Reilly, metro PCS, 6, RBC, Auto Zone

Walgreens, Smart & Final, PAPA JOHN'S, the Habit BURGER GRILL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

RYAN PELINO
Associate
818.854.5514
rpelino@lee-re.com
DRE# 02223932

SCOTT CASWELL
Principal
818.266.7772
scaswell@lee-re.com
DRE# 00853607