

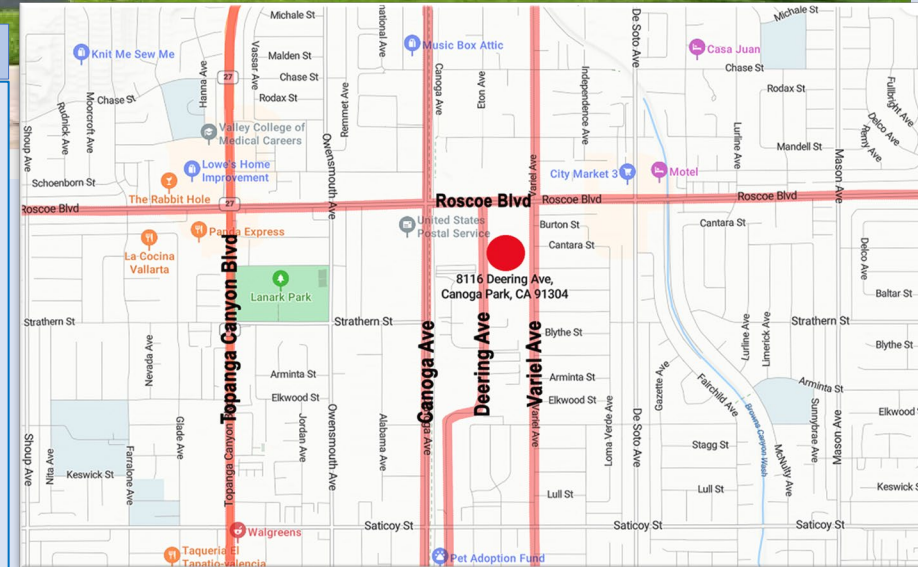
3,038 SF INDUSTRIAL SPACE FOR SUBLEASE IN CANOGA PARK, CALIFORNIA

Deering Business Park - 8116 Deering Avenue, Suite A, Canoga Park, CA 91304 (Los Angeles County)



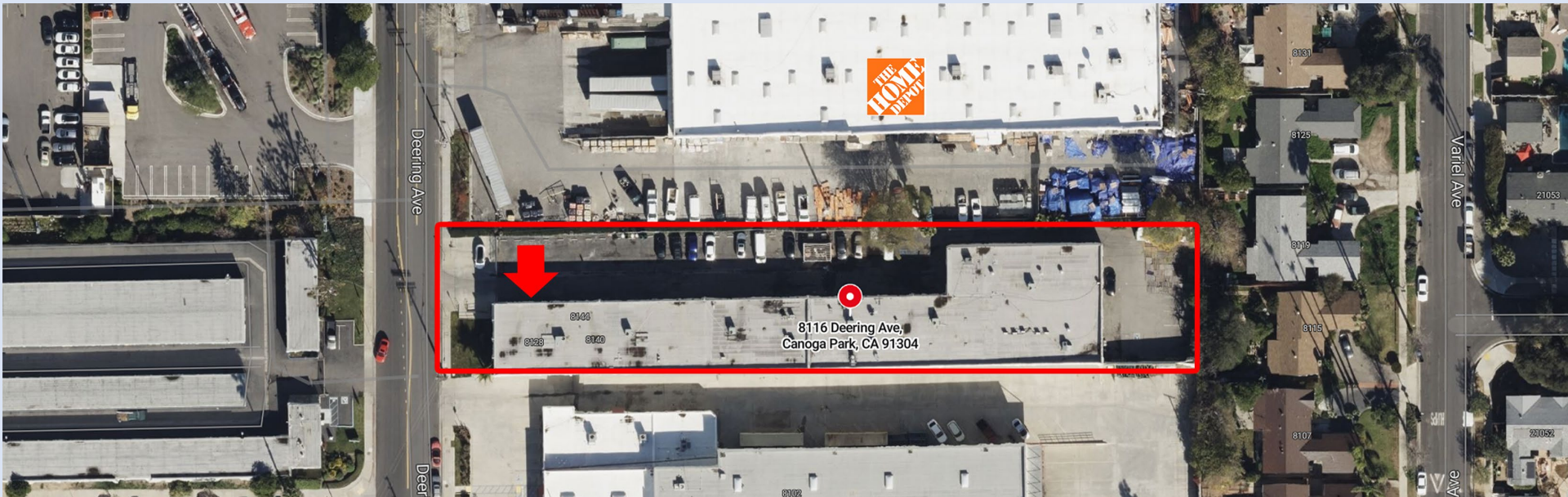
Highlights

- **3,038 SF** industrial space available for sublease.
- Rare front unit with visibility on Deering Avenue, directly adjacent to The Home Depot & Public Storage, slightly across the CarMax located along Roscoe Blvd.
- Space currently being utilized as a retail showroom. Perfect for an office or any other retail showroom/warehouse, distribution use.
- Layout is mostly warehouse with minimal office and loading door, 12-foot clear height, fenced & secure business park with security gate. NO CAM FEE.
- Conveniently located on the southeast quadrant of Roscoe Blvd and Deering Avenue.
- Close proximity to the Orange Line Rapid Transit, Topanga Highway 27.
- Easy access to 101 and 118 freeways. .
- Sublease term through **March 31, 2029**.



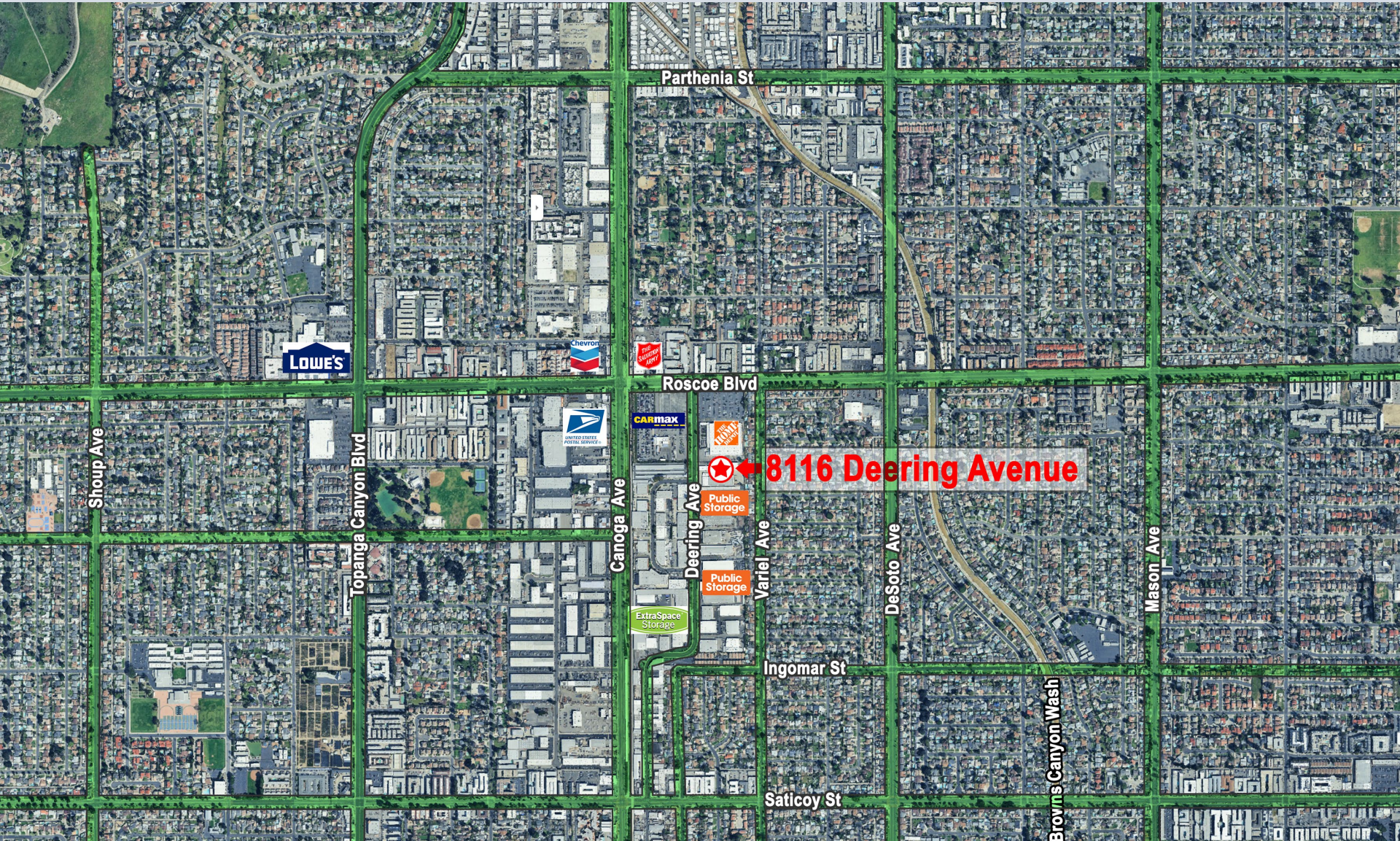
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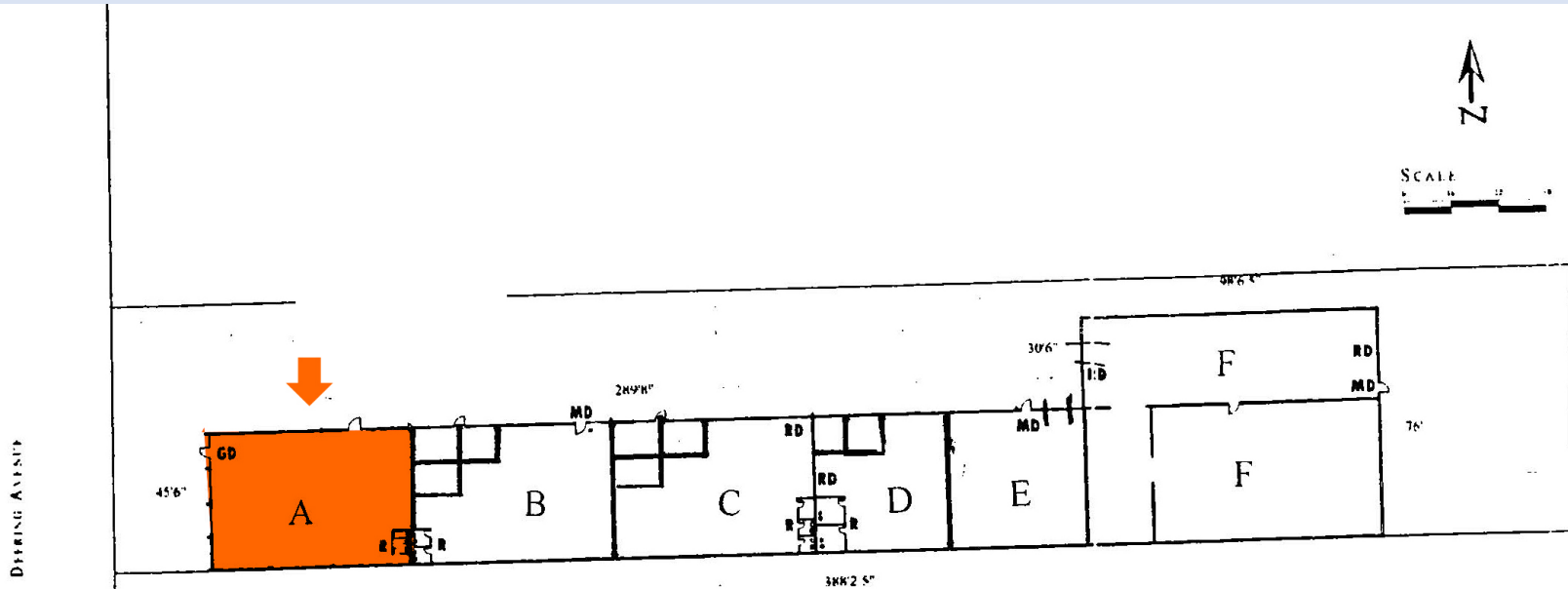
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DEERING AVENUE

DEERING COURT

KEY	CHARACTERISTICS:	LOCATION INFO	TAX INFO
R Restrooms	Stories 1	Property City Canoga Park	APN 2109-002-053
RD Existing Roller Door	Condition Average	School District Los Angeles Unif	Alt APN 2109-002-033
GD Glass Door	Quality Average	Subdivision 26064	Tax Year 2005
MD Metal Door	Total Units 1	Census Tract 1342 01	Annual Tax \$17,777
• Roller location filled in with wood	Cooling Type Heat Pump	Tract Number 26064	Assessment Year 2005
	Garage Type Paved	Carrier Route C136	Land Assessment \$801,871
	Roof Material Roll Composition	Flood Zone Panel 0601370027C	Improved Assessment \$572,764
	Roof Frame Truss/Joist	Panel Date 05/04/1999	Total Assessment \$1,374,635
	Construction Concrete Block	Flood Zone Logic C	* Improv. 42%
	Exterior Concrete Block	Zoning Lam2	Tax Area 16
	Foundation Concrete	Map Page Grid 530-B:	Legal Description Tract No 26064
	Year Built 1968	Old Map 12-D1	S 87 86 Ft Of Lot 26
	Effective Year Built 1973		Lot Number 26
	Topography Rolling Hills		
A AREA			
Lot 42-447 68 s f			
A. 3,038			
B. 3,036			
C. 3,012			
D. 1,831			
E. 2,003			
F. 7,425			

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For Subleasing Inquiries:

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