

# INDUSTRIAL SPACE FOR LEASE

8611 Canoga Ave, Canoga Park



For further information contact:

**PATRICK REDDY**

PRINCIPAL

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Lic # 01901872



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®-LA North/Ventura, Inc. • ID #01191898

A Member of the Lee & Associates Group of Companies

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## HIGHLIGHTS

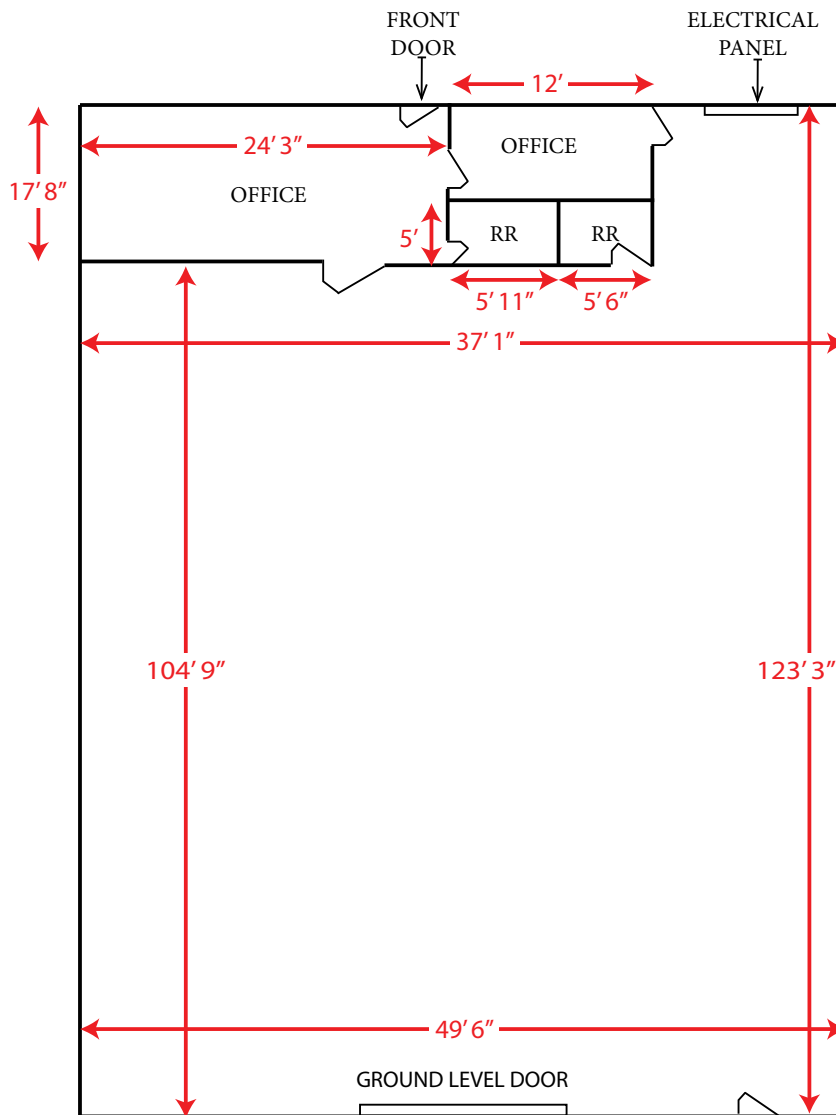
- ▶ 6,375 SF Free Standing Industrial Building
- ▶ 11,990 SF Lot
- ▶ 1 GL Door
- ▶ Excellent Street Visibility
- ▶ Newly Renovated
- ▶ 12' Min Clear Height
- ▶ Power: 600amps/240 Volts/3 Phase/4 Wire
- ▶ 1 Office | 1 Bullpen | 2 Restrooms
- ▶ Zoning LAMR2
- ▶ HVAC - 15 Tons
- ▶ Lease Rate - \$1.65 PSF Industrial Gross

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## FLOOR PLAN

C A N O G A   A V E N U E



LOADING DOOR IS ACCESSED BY AN ALLEY

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