

Available SF 4,800 SF

Industrial For Lease

Building Size 21,400 SF


**Address:** 8930 Independence Ave, Canoga Park, CA 91304

**Cross Streets:** Independence Ave/Osborne St

Excellent West Valley Location  
 Three (3) Oversized Roll-Up Doors  
 Nicely Appointed Offices  
 Easy 101 & 118 Freeway Access

**Lease Rate/Mo:** \$6,480  
**Lease Rate/SF:** \$1.35  
**Lease Type:** Modified Gross / Op. Ex: \$0.06  
**Available SF:** 4,800 SF  
**Minimum SF:** 4,800 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$22,834 / 2023  
**Yard:** No  
**Zoning:** MR2-1

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 3 / 12'x16'  
**DH Doors/Dim:** 0  
**A: 600 V: 120/240 O: 3 W: 0**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1979R24  
**Whse HVAC:** No  
**Parking Spaces: 7 / Ratio: 1.5:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,350 SF / 3  
**Restrooms:** 2  
**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#:** 2779002088

**Listing Company:** Lee & Associates

**Agents:** [Erica Balin 818-444-4912](#), [Ryan Pelino 818-444-4991](#), [Scott Caswell 818-444-4911](#)
**Listing #:** 41029626

**Listing Date:** 09/05/2024

**FTCF:** CB250N000S000/A0AA

**Notes:** Lessee to independently verify all information contained herein. Broker/Agent & Owner/Lessor make no representations & cannot verify it's accuracy. Call broker for appointment and more details.