

Available SF 10,912 SF

Industrial For Lease
Building Size 21,824 SF

Address: 8441 Canoga Ave, Canoga Park, CA 91304

Cross Streets: Canoga Ave/Roscoe Blvd

Major Street Frontage
 Showroom / Quasi-Retail
 Secured Rear Yard / Dock High Loading
 Outstanding West Valley Location

Lease Rate/Mo: \$16,914
Lease Rate/SF: \$1.55
Lease Type: Modified Gross / Op. Ex: \$0.02
Available SF: 10,912 SF
Minimum SF: 10,912 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2-1

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 0
DH Doors/Dim: 1 / 12'x12'
A: 400 V: 120 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1978R20
Whse HVAC: Yes
Parking Spaces: 20 / Ratio: 1.8:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,800 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 08/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2779-022-078

Listing Company: Lee & Associates
Agents: [Scott Caswell 818-444-4911](mailto:scott@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)

Listing #: 39300077

Listing Date: 05/21/2026

FTCF: CB250N000S000

Notes: Lessee to independently verify all information contained herein. Broker/Agent/Owner cannot verify it's accuracy. Call Broker for appointment. CAM Fee \$200/month.