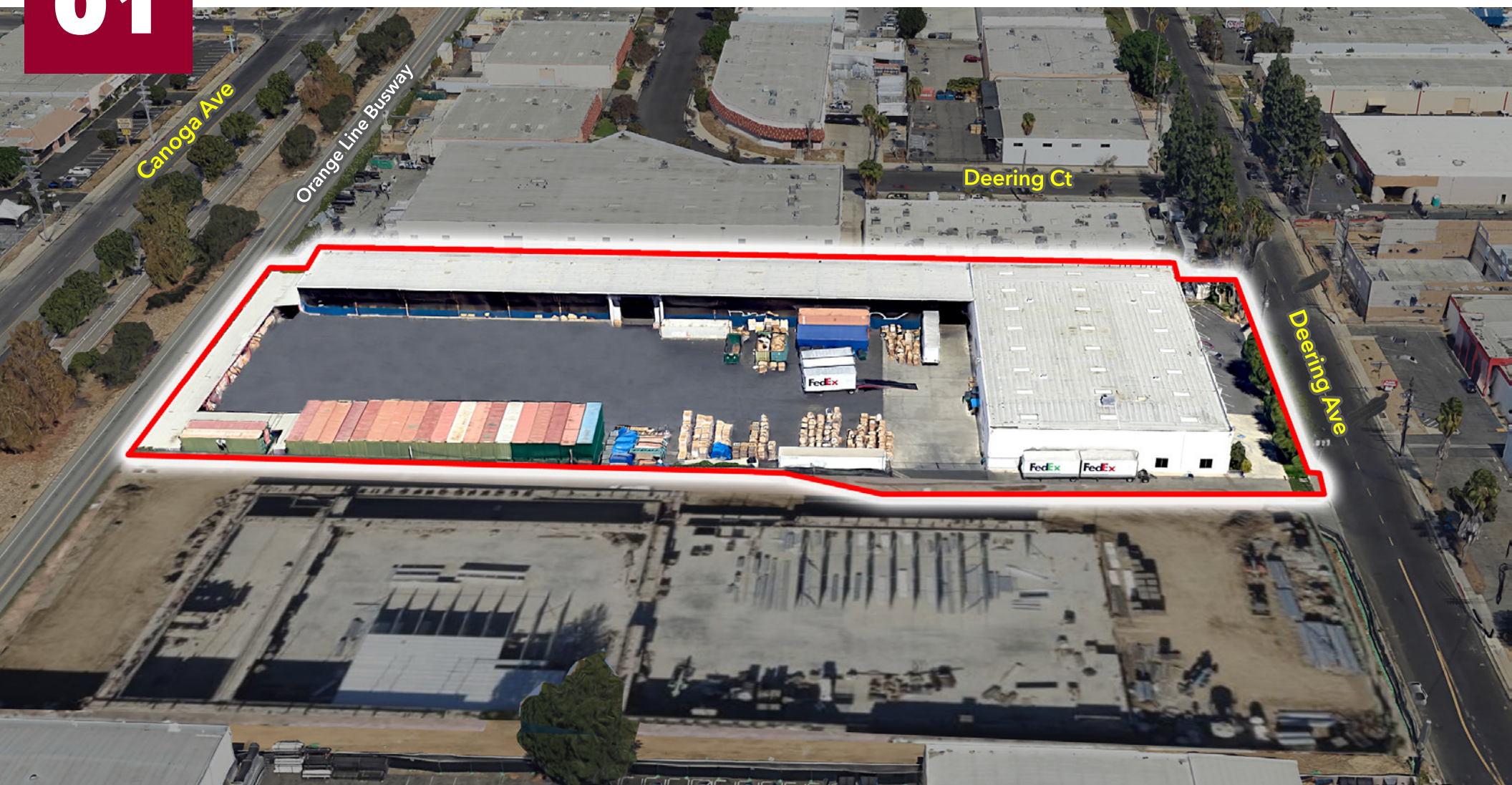


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# DEERING AVE., CANOGA PARK



## EXCEPTIONAL INDUSTRIAL PROPERTY FOR LEASE

Ideal for Lumber, Piping, Building Materials and Delivery Companies

**Scott Caswell, SIOR**  
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DRE 00853607

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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.

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# DEERING AVE., CANOGA PARK

This Property is a rare opportunity for companies needing extensive space for large material storage and handling. Designed for efficiency and ease of access, this facility is ideal for lumber, piping, drywall, and similar materials.

## HIGHLIGHTS

- Main Warehouse: 20,000 sq. ft. concrete tilt-up building with high clearance.
- Two (2) oversized (24'x14') ground-level bay doors with exterior dock.
- Secondary Warehouse: 18,640 sq. ft. concrete tilt-up building with one side open to the yard.
- Designed for large material storage such as lumber, piping, or drywall.
- Wide spans between bearing poles for easy access.
- Land: 2.813 acres of paved land, perfect for handling large materials.
- Former Use: Originally designed and used by CalPly Lumber.

## PROPERTY FEATURES

- High clearance in the main warehouse.
- Large bay doors for easy loading and unloading.
- Open-sided secondary warehouse for versatile storage options.
- Extensive paved area for additional storage and maneuverability.
- Excellent for businesses dealing in large construction materials.



HIGH  
CLEARANCE



LARGE  
BAY DOORS



OPEN SIDED  
SECONDARY  
WAREHOUSE

Contact us to schedule a viewing or for more information:

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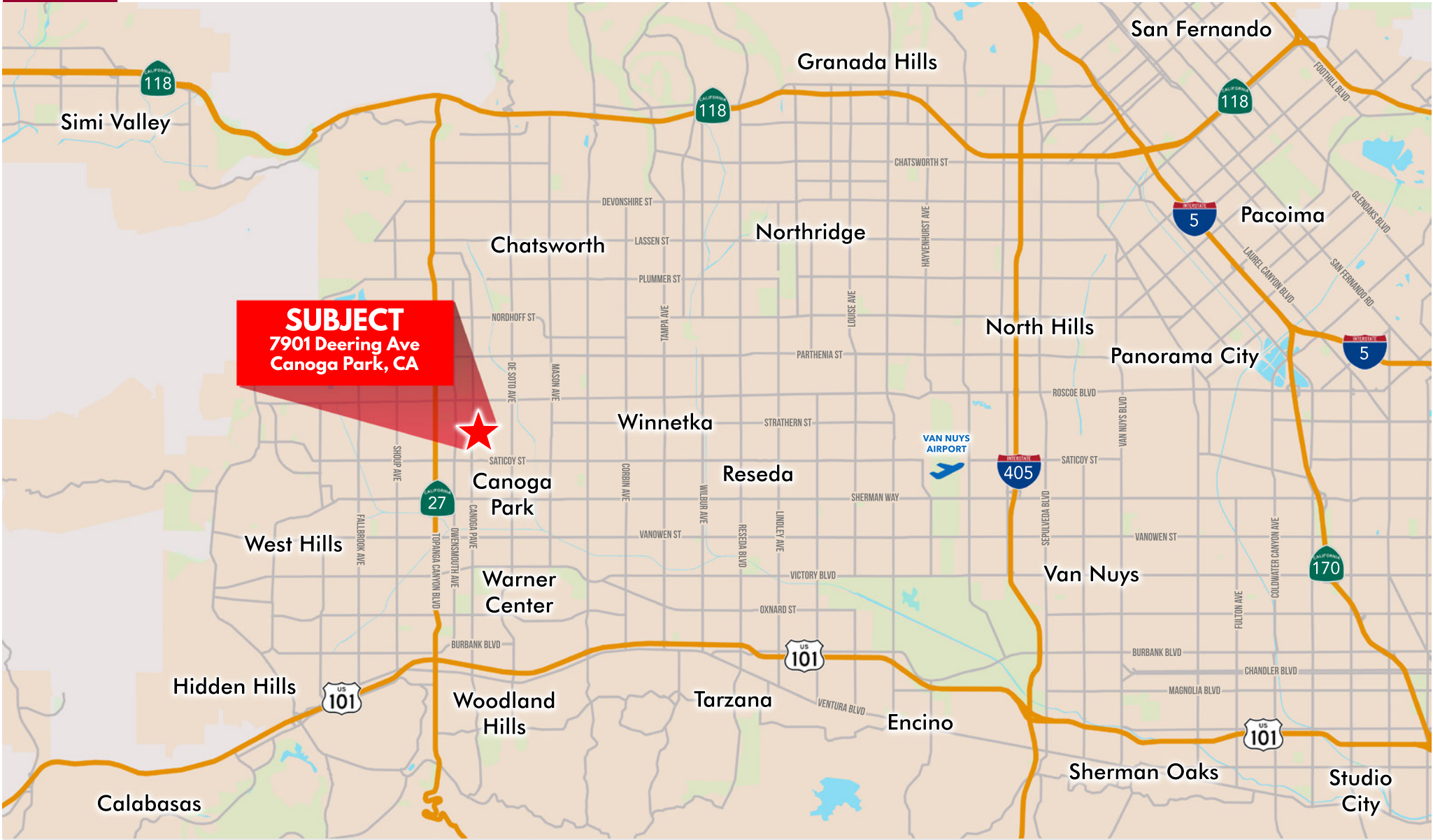
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# DEERING AVE., CANOGA PARK



**SUBJECT**  
7901 Deering Ave  
Canoga Park, CA



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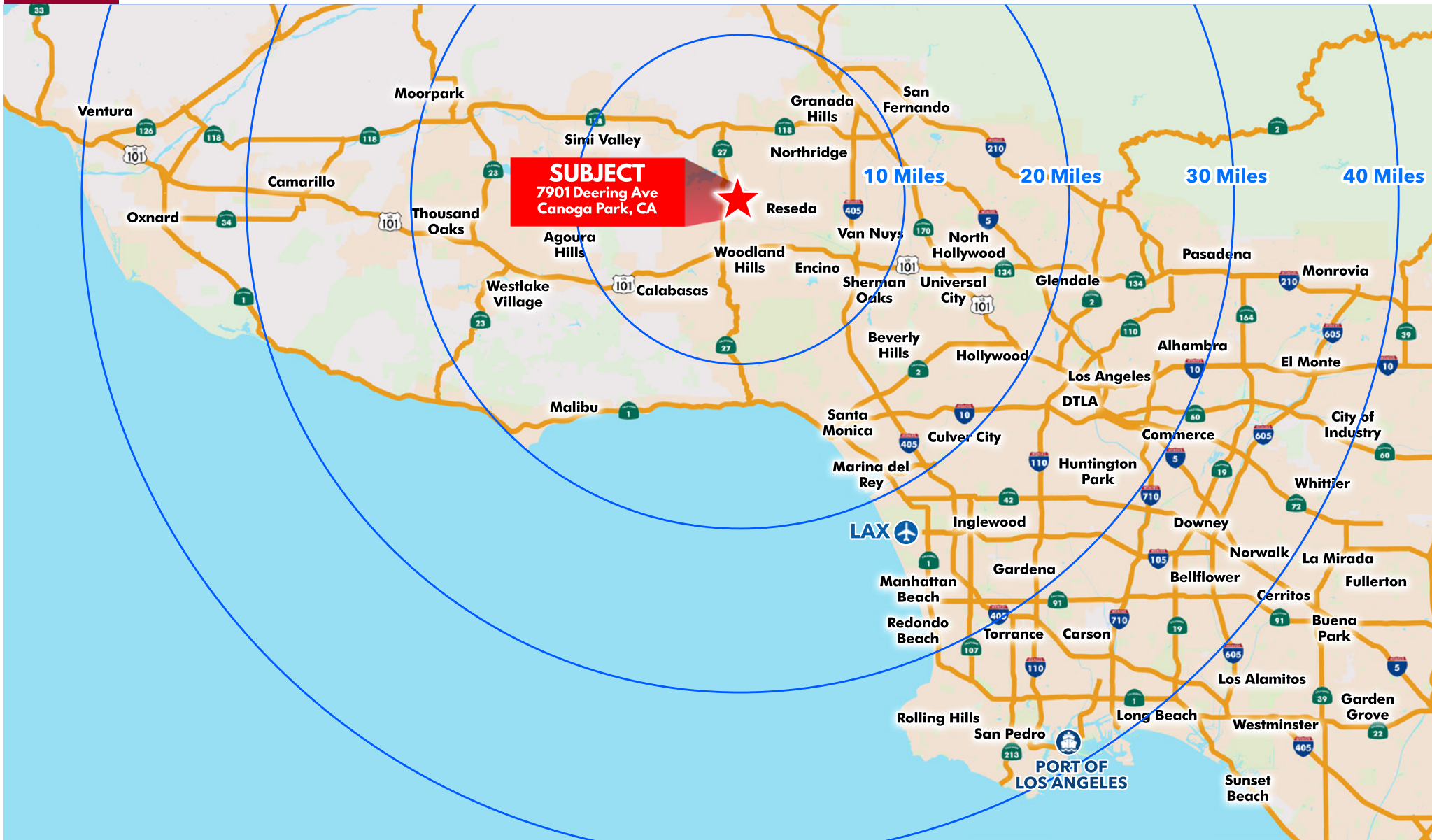
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