

Available SF 19,548 SF

Industrial For Sublease

Building Size 45,532 SF



**Property Name:** Sunnyglen Industrial Park  
**Address:** 21800 Nordhoff St, Canoga Park, CA 91304  
**Cross Streets:** Topanga Canyon Blvd/Nordhoff St

Sublease Through 6/29/2029  
 Major Street Frontage  
 Dock High Loading Door  
 Ground Level Loading Door  
 1,500 SF Office Space  
 19' Clear Height

**Lease Rate/Mo:** \$25,217  
**Lease Rate/SF:** \$1.29  
**Lease Type:** Modified Gross  
**Available SF:** 19,548 SF  
**Minimum SF:** 19,548 SF  
**Prop Lot Size:** POL  
**Term:** Sublease Through 6/29/2029  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$170,044.86  
**Yard:** No  
**Zoning:** QMR1-1

**Sprinklered:** No  
**Clear Height:** 19'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 1  
**A: 1000 V: 120/208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1980  
**Whse HVAC:** No  
**Parking Spaces:** 35 / **Ratio:** 1.8:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 1,500 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:** 30 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2779-020-052

**Listing Company:** Peak Commercial  
**Agents:** [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com)  
**Listing #:** 44799121

**Listing Date:** 04/30/2026

**FTCF:** CB300N000S000

**Notes:** Co-listed with AIR CRE NonMember, Jessica Chamberlain. Call broker for appointment and more details. \$0.17/sf est. CAMs. Taxes for entire property. Sublessee to independently verify all information. Broker/Agent & Sublessor make no representations or warranties.

**Ron Feder**  
 rfeder@rjfeder.com  
 818-222-0404

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