FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®

FOR LEASE | INDUSTRIAL

RARE SMALL INDUSTRIAL BUILDING

21314 Sherman Way

Canoga Park, CA 91303 · ±2,100 SF Industrial Building



±2,100	4	1	35,000
SF AVAILABLE	GRADE-LEVEL DOORS	DEDICATED PARKING SPACE	VPD ON SHERMAN WAY

PROPERTY OVERVIEW

Rare small industrial building near Deering Ave, ideal for a range of industrial uses, including auto services (no auto body). The ±2,100 SF building offers a flexible warehouse layout, four grade-level loading doors, a dedicated parking space and 83' of frontage on Sherman Way.

ASKING RATE

$2.25

/SF/Month NNN

NNN Fee: $0.30/SF/Month
$4,725/Month
Showings by Appointment

PROPERTY HIGHLIGHTS

Available	±2,100 SF	**Frontage**	83' on Sherman Way
Lease Rate	$2.25/SF + $0.30 NNN Fee	**Traffic**	35,000 VPD
Monthly Rent	$4,725/Mo	**Use**	Auto Service OK (No Body)
Loading	4 Grade-Level Doors	**Transit**	500 Ft to Metro Station
Parking	1 Dedicated Space	**Location**	Deering Ave & Sherman Way



EXCLUSIVELY LISTED BY



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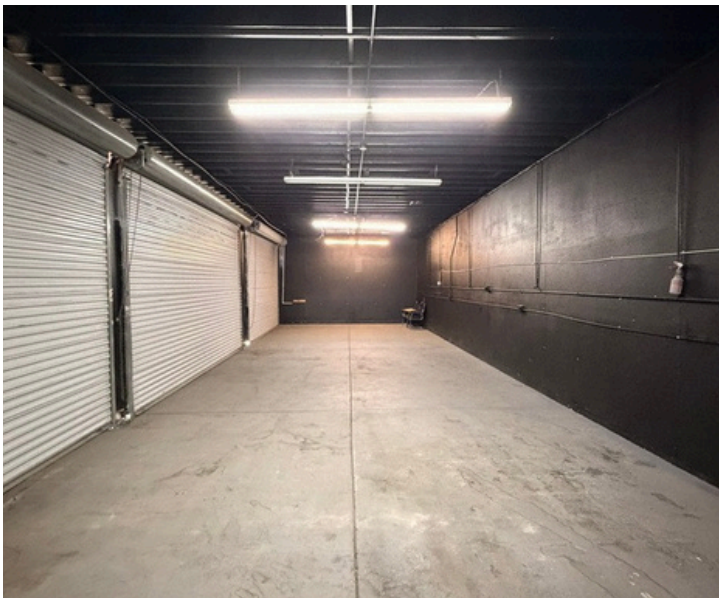
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21314 SHERMAN WAY · CANOGA PARK, CA 91303

Property Photos



GRADE-LEVEL ROLL-UP DOORS



WAREHOUSE



OPEN WAREHOUSE SPACE



RESTROOM & UTILITY SINK

Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.