

FOR LEASE

7,500 SF LABORATORY SPACE
Available December 1st!



21114 Vanowen St. Canoga
Park, CA 91303

- Warner Center Business Park
- Highly Maintained Building
- Laboratory Space
- Reception, Offices & Kitchen
- Free Parking!
- Available December 1st



Monthly Rental Rent:
\$1.59 SF/MG + \$0.20/SF CAM Fee



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

PEAK

COMMERCIAL

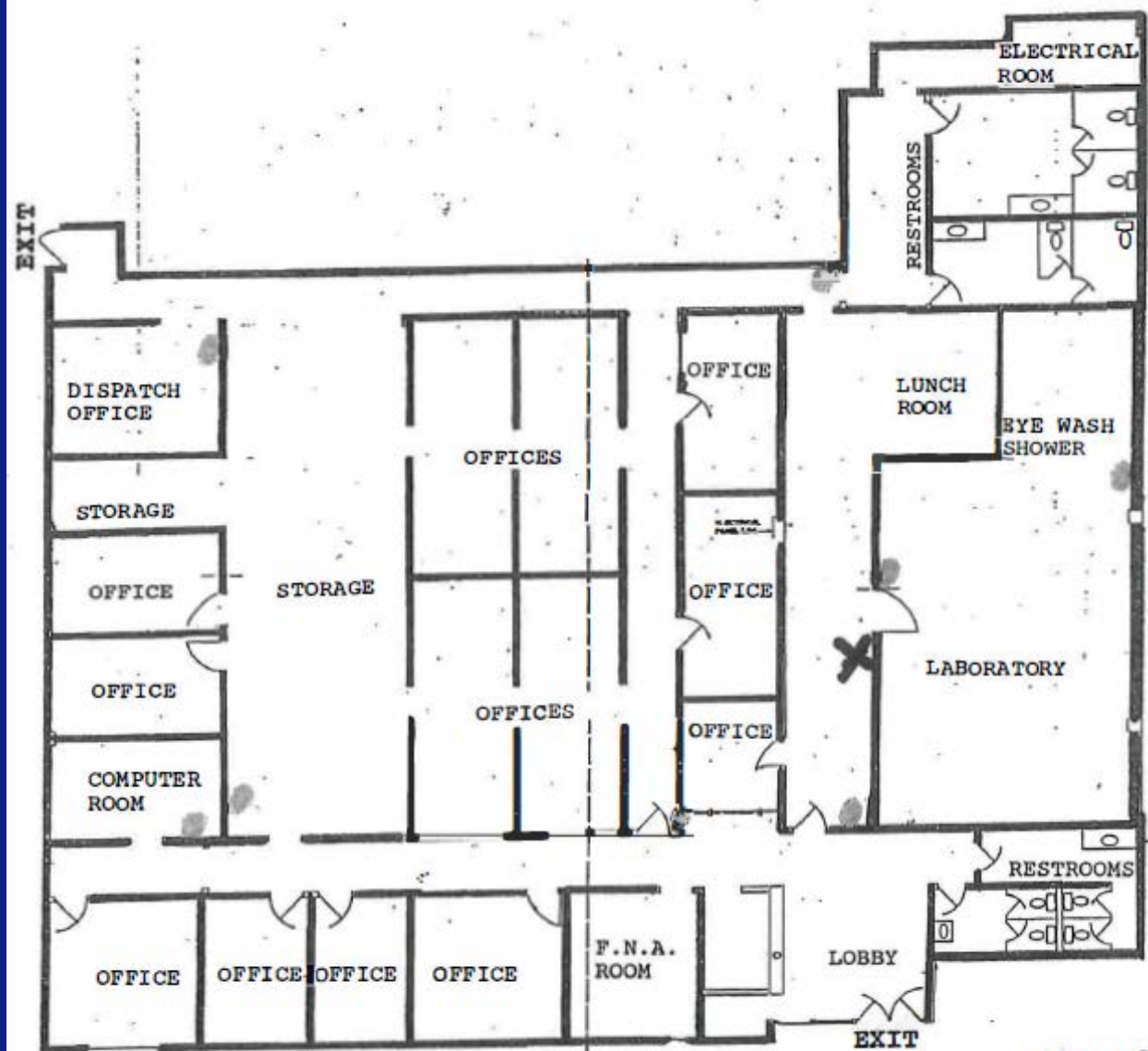
SERVICE BEYOND EXPECTATION[®]

Ron Feder
Senior Managing Director
DRE# 00983855
(818) 222-0404
RFEDER@RJFEDER.COM

Brooke Feder-Kenrick
Commercial Associate
DRE# 02199320
(818) 451-3636
BKENRICK@RJFEDER.COM

Joseph Dahan
Investment Associate
DRE# 02121212
(424) 457-4049
JOSEPH@JDCREGROUP.COM

FLOOR PLAN
APPROX. 7,500 SF



Variel Ave.

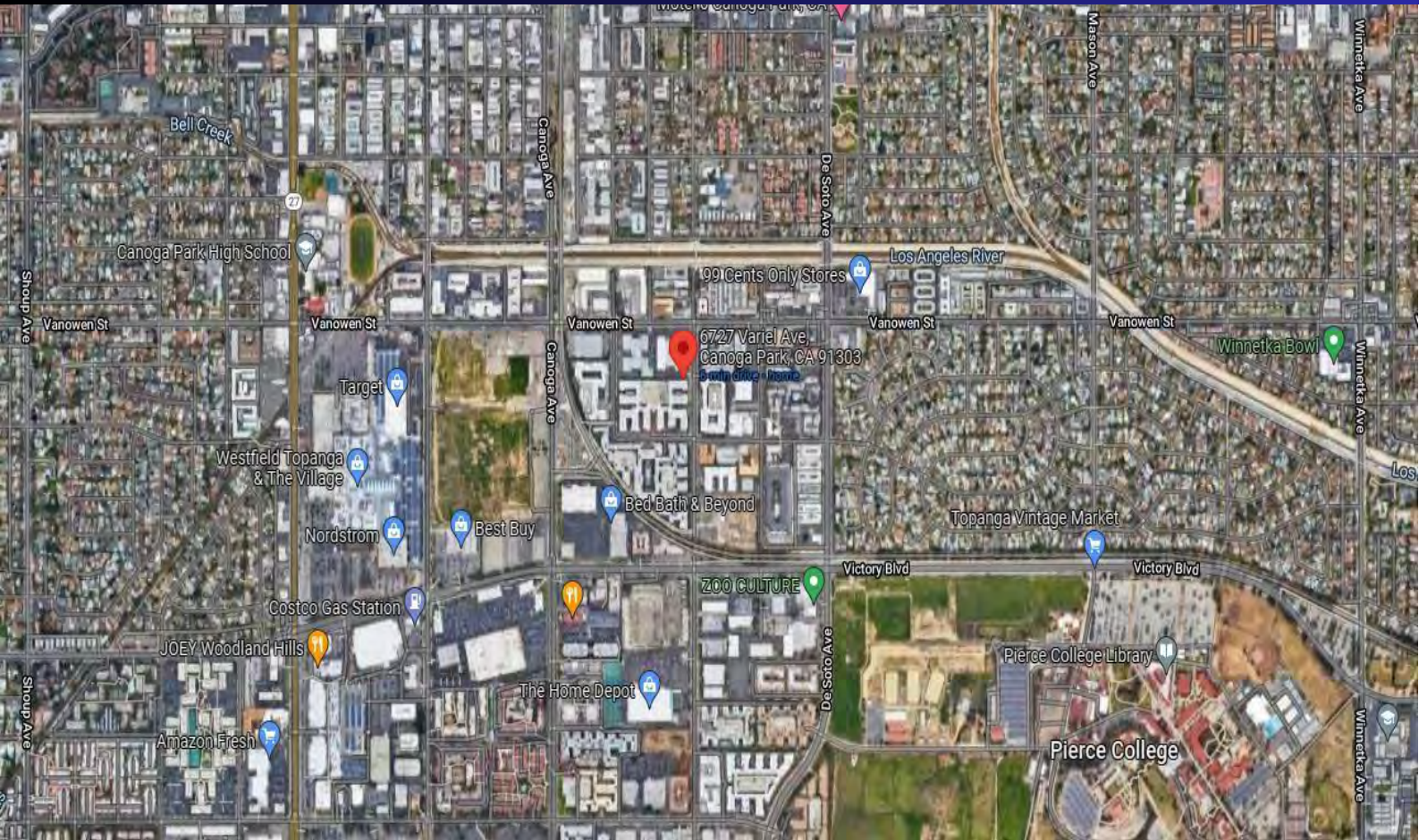
Vanowen St.

Property Photos



Warner Business Park Canoga Park, CA 91303

Aerial Map



The Western San Fernando Valley Submarket has strong market fundamentals, with vacancy oscillating in a tight band for over four years. Current submarket vacancy at 1.9% is in line with the metro average. Asking rates advance at a strong clip, but the pace of gains has slowed compared to peaks reached in early 2018. The Western San Fernando Valley Submarket is bordered on the east by Interstate 405 and runs west inventory along the 101 freeway west to the border with Ventura County. Inventory is concentrated in Chatsworth and around the Van Nuys Airport. Top tenants include aerospace companies, high-tech manufacturing, and logistics.

The aerospace industry was once the largest employer in the submarket, but several companies have shuttered operations and large industrial sites have been proposed as redevelopments into master-planned residential communities, especially in the areas near Woodland Hills. The submarket has a higher percentage of flex space and a lower percentage of logistics space relative to the Greater Los Angeles industrial market. A 9.2-mile light-rail line between the Orange Line's Van Nuys Station and the Sylmar/San Fernando Metrolink Station was approved by Metro for the East San Fernando Valley Transit Corridor project. The rail line would add 14 stations and run mostly down the center of Van Nuys Boulevard and a railroad right-of-way adjacent to San Fernando Road. The line would have an end-to-end travel time of 31 minutes.

Call Brokers for Details



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

SERVICE BEYOND EXPECTATION®