

FOR SALE

28217 Avenue Crocker
Valencia, CA 91355

20,832 SF High-Image Industrial Building



Accelerating success.

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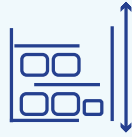
Building Highlights



Rare Valencia Purchase Opportunity



High-Image Building & Well-Maintained



24' Ceiling Clearance



800A, 480V Power



Great for R&D / Mfg / Warehouse Uses



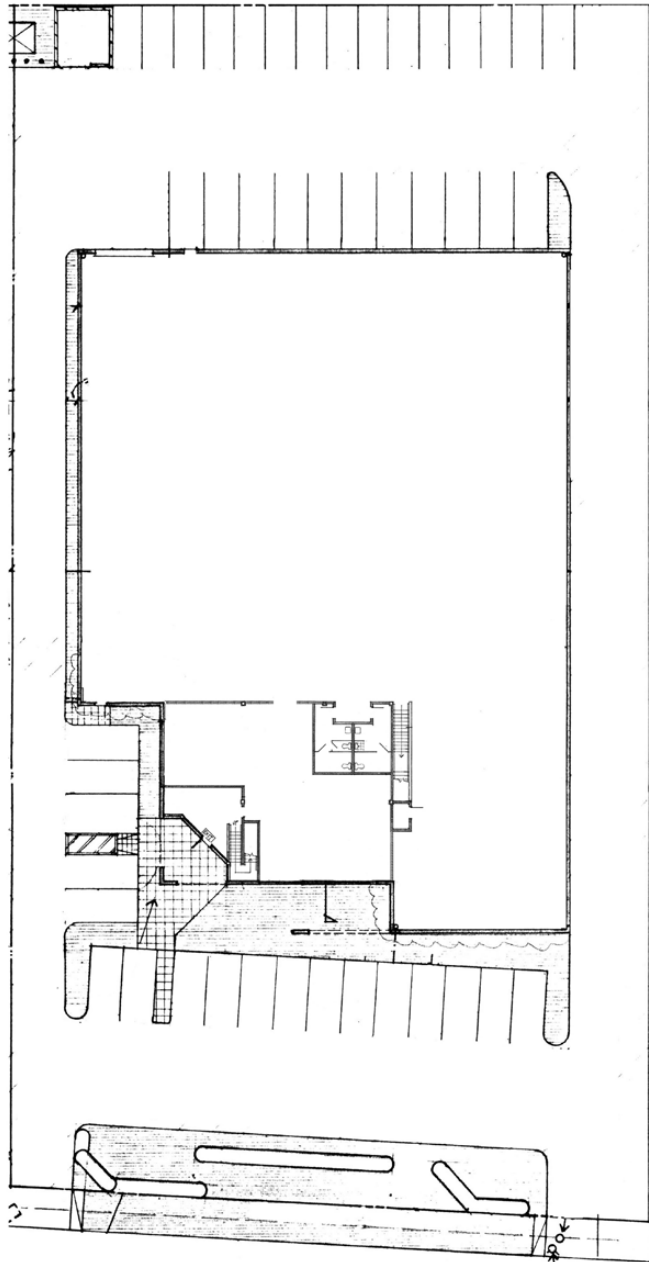
Close to Valencia Amenities & 5 Freeway

Available SF	20,832
Sale Price	\$6,152,520
Sale Price PSF	\$295.34
Ground Level Doors	1 / 12'x10'
Clear Height	24' - 25'
Power	800A, 480V, 3Ph, 4W
Parking Spaces / Ratio	45 / 2.16:1
Sprinklered	Yes
Office SF	5,000 (Includes 2,464 SF Mezzanine)
Unfinished Mezzanine SF	1,040 (Not Included in Available)
Restrooms	4
Zoning	SCBP
Possession	Close of Escrow
To Show	Call Agent



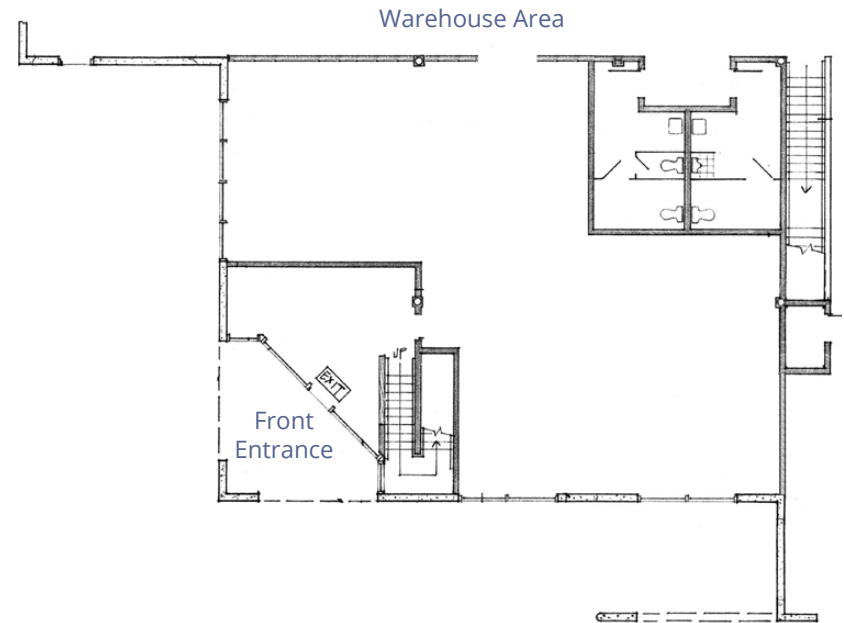
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

Layouts

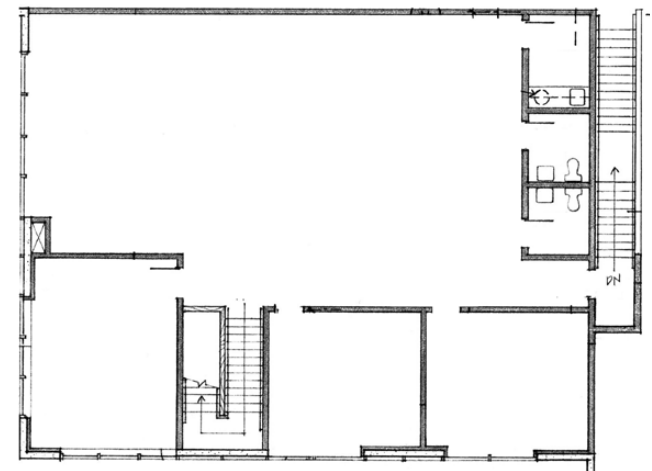


Site Plan

Ground Floor Office



Mezzanine Office

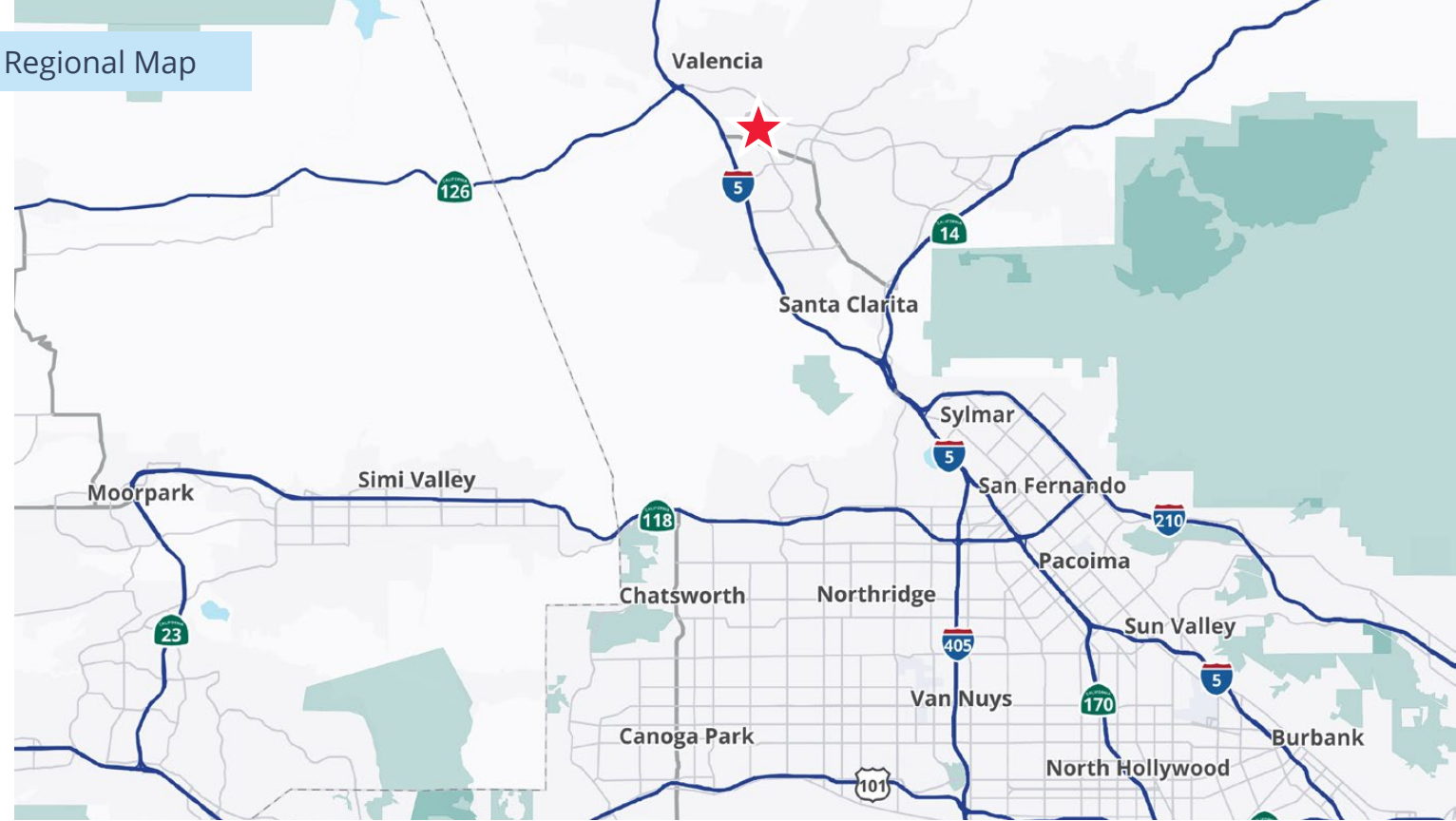


Amenity Map

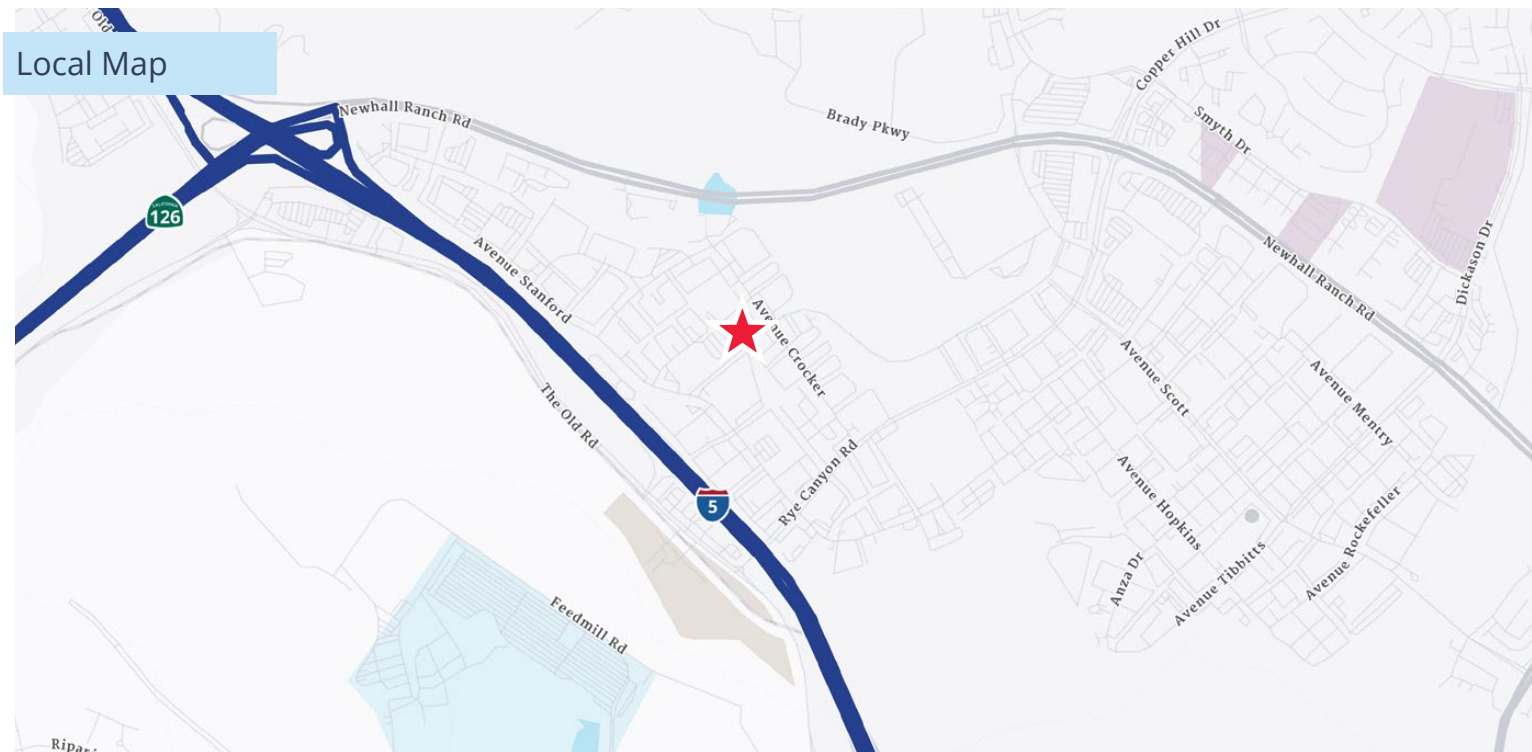


Location Maps

Regional Map



Local Map





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Contact Info

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