



For Sublease

28908 N Avenue Paine, Valencia, CA 91355 Unit B

20,481 SF Available

Property Information

This is an exceptional 20,481 square foot sublease opportunity within the Valencia Commerce Center, a state-of-the-art industrial facility offering immediate occupancy. The building features 28-foot clear height with ESFR-capable sprinklers, five truck-high doors, and extensive paved yard. The unit includes 4,746 square feet of climate-controlled office space and 41 parking spaces.

**Exceptional Value.
Strategic Location.**



Property Overview & Demographics

- LCM1,5 zoning
- Existing tilt-up construction (1999)
- 1 grade-level door (12' x 14'), 5 truck-high doors (9' x 10')
- 20,481 SF available
- 4,746 SF finished office space
- 28' clear height



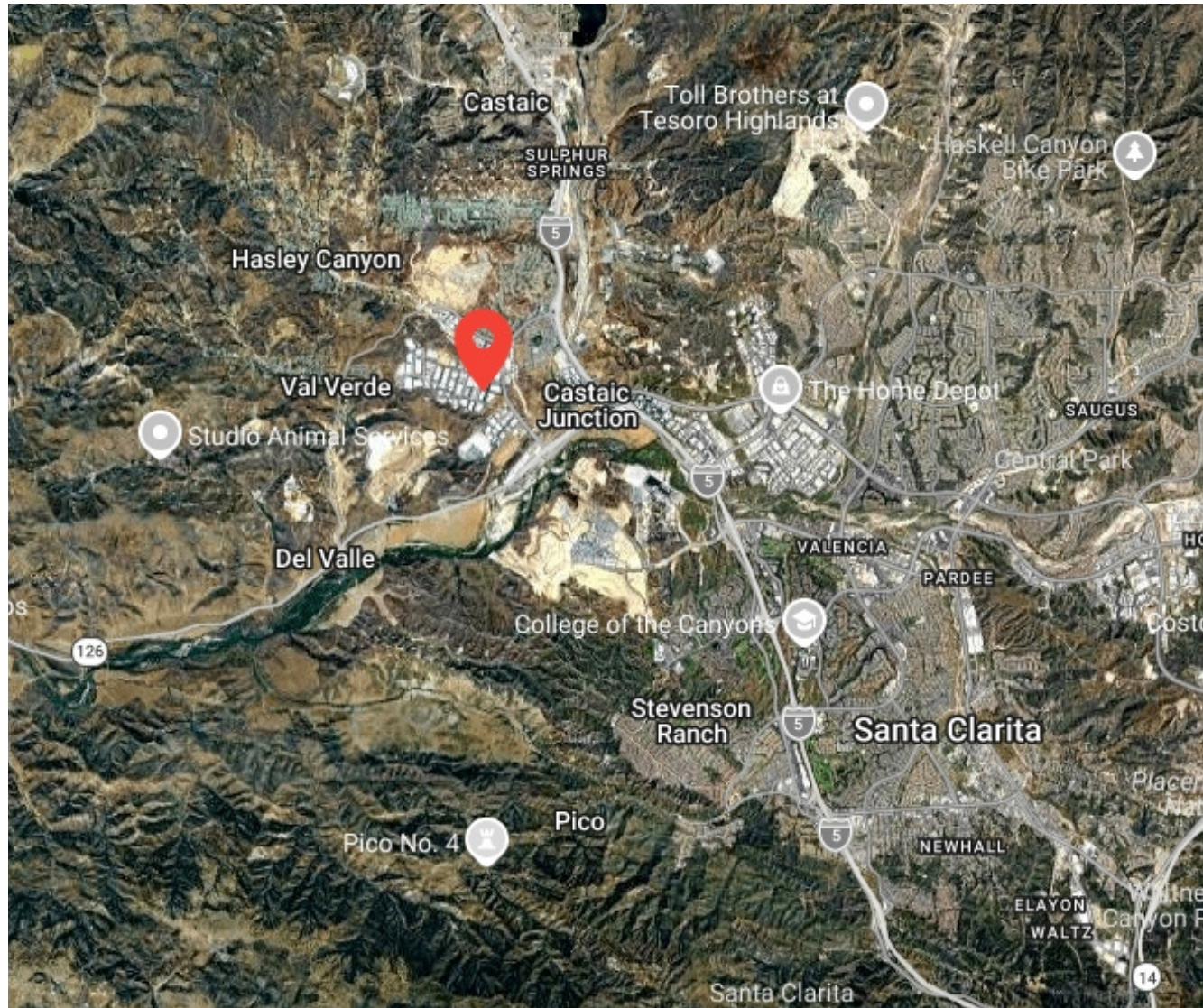
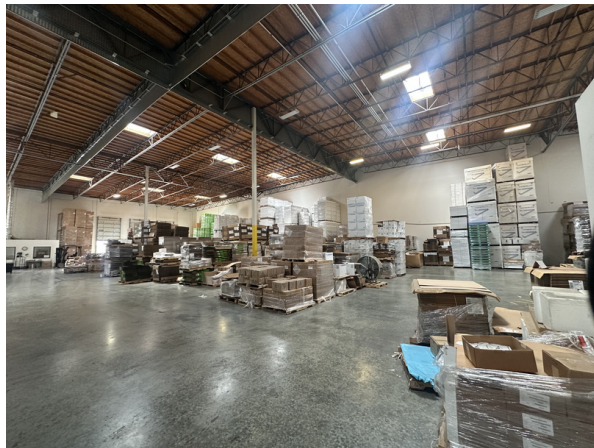
Location	Valencia, California
Size	20481 SF
Lease Rate	\$0.80/SF/Month (Net)
Office Space	4,746 SF
Parking	41 spaces (2:1 ratio)
Loading	5 exterior dock-high doors

	1 mile	3 miles	5 miles
Estimated population	35,000	180,000	420,000
Estimated households	12,500	65,000	155,000
Est. Average HH income	\$95,000	\$105,000	\$100,000
Traffic counts	25,000	35,000	40,000

Property Location

The property is strategically positioned within the Valencia Commerce Center, a premier master-planned industrial development in the Santa Clarita submarket. Located at Witherspoon Parkway and Commerce Center Drive, the facility offers exceptional connectivity to major transportation corridors and serves the growing logistics demands of the greater Los Angeles region.

Prime Industrial Opportunity



Property Photos





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