

109,379 SF HIGH IMAGE FREESTANDING
INDUSTRIAL BUILDING FOR LEASE

CBRE

PURCHASE OPTION
AVAILABLE!

28210

28210

N AVENUE STANFORD
VALENCIA, CA 91355

PROPERTY OVERVIEW

Property Highlights/Description

- High image manufacturing/distribution building in prime Valencia Industrial Center location
- Immediate access to I-5 and Highway 126
- Large secured yard
- City of Santa Clarita
- Major renovation planned

Property Information

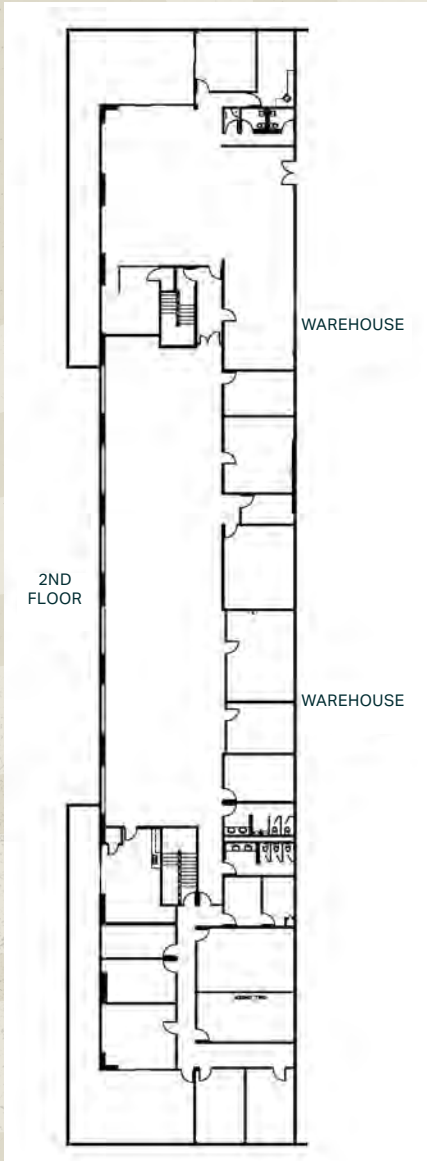
- Available SF: 109,379 SF
- Asking Rent: \$1.45 NNN/SF/month
- Office SF: 33,600 SF (offices can be removed/modified)
- Finished 2nd Floor Mezzanine: 21,103 SF
- Power: 3,000 Amps, 277/480 V, 3phase 4wire
- Grade Level Loading Doors: 1 (12' x 14')
- Dock High Loading Doors: 5 (8' x 9')
- Minimum Clear Height: 24'
- Parking: 245 spaces
- Sprinklers: Yes



PROPERTY AERIAL

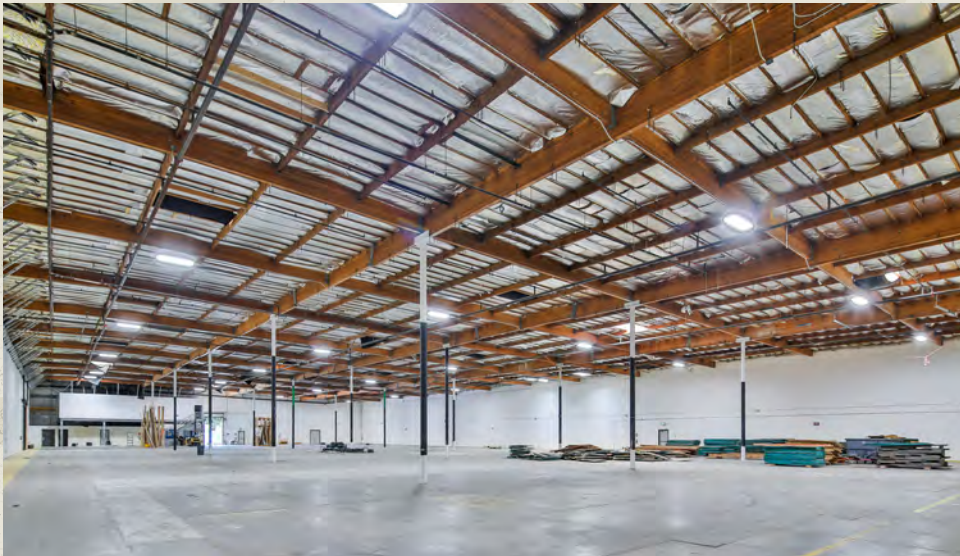
FLOOR PLANS

1ST FLOOR



2ND FLOOR

PROPERTY PHOTOS



A CORPORATE COMMUNITY

Partnership in Innovation

28210 N Avenue Stanford enjoys a strategic location in the City of Santa Clarita, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include:

- LA North Studios
- Boston Scientific
- CBS Studios
- Amazon
- DrinkPak
- Honda Performance Development
- Advanced Bionics
- Valencia Studios
- NBCUniversal
- Illumination Dynamics
- US AutoForce
- Santa Clarita Studios
- Sony Corporation



THE SANTA CLARITA VALLEY BUSINESS ADVANTAGE

Consistently recognized as the “Most Business-Friendly City in LA County” (LAEDC, 2022), the City of Santa Clarita shines as the premier location for businesses. Its numerous economic and cost advantages have attracted major employers to the area that benefit from this low tax region. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- City of Santa Clarita Use Tax Rebate Program
- Not Subject to ULA Transfer Tax
- Consistently ranked one of the healthiest cities and best place to live in SoCal

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

ANALYSIS OF POTENTIAL COST SAVINGS	Our Taxes / Fees		Their Taxes / Fees			
	TAXES & FEES	CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0	0	7.67%	7.00%	0
	Telephone	0	9.00%	8.28%	7.00%	7.00%
	Cellular	0	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%





**109,379 SF HIGH IMAGE
FREESTANDING INDUSTRIAL
BUILDING FOR LEASE**

VALENCIA

Industrial Center

28210 N AVENUE STANFORD,
VALENCIA, CA 91355

CRAIG PETERS

Vice Chairman
+1 818 907 4616
craig.peters@cbre.com
Lic. 00906542

SAM GLENDON, SIOR

Senior Vice President
+1 818 502 6745
sam.glendon@cbre.com
Lic. 01826689

NICK CASASANTE

Associate
+1 818 907 4737
nicholas.casasante@cbre.com
Lic. 02246788

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE