



FOR LEASE

**Valencia Commerce Center
28470 Witherspoon Pkwy
Valencia, CA 91355
112,143 SF Industrial Building**

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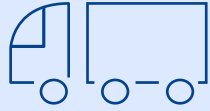
Kevin.Carroll@colliers.com



Building Highlights



Existing Dock Levelers



Prime Corner Location with Excellent Truck Access



Free Standing Building in Valencia



Fully Fenced and Secure



Excellent Access to Interstate 5 & Highway 126

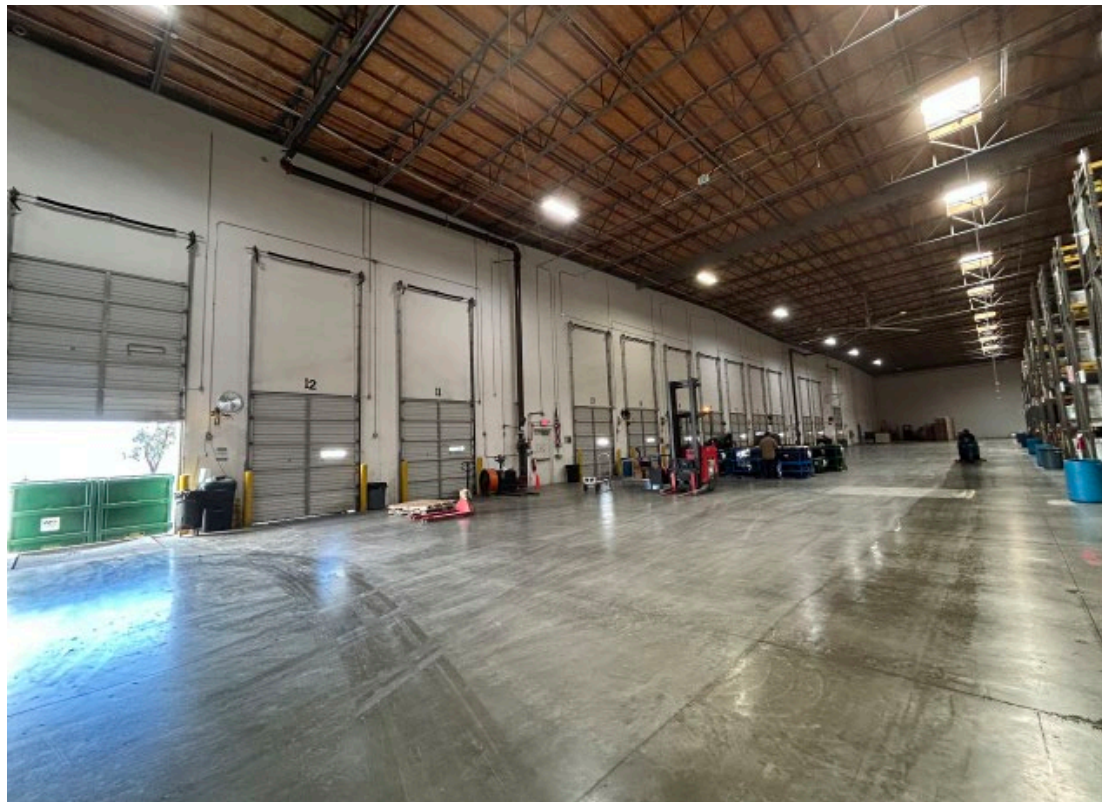


Institutional Ownership Well Managed Building

Available SF	±112,143
Office SF	±7,413
DH / GL Doors	12 / 1
Clear Height	30'
Sprinklered	Yes (ESFR)
Parking Spaces / Ratio	Approx. 221 Spaces / 2.0:1
Power	2,000A, 270/480V, 3Ph, 4W
Restrooms	4
Zoning	M1.5
Year Built	2005
Possession	10/01/2026
To Show	Call Agent
Lease Rate/SF	\$1.45 NNN / Op.Ex. \$0.31

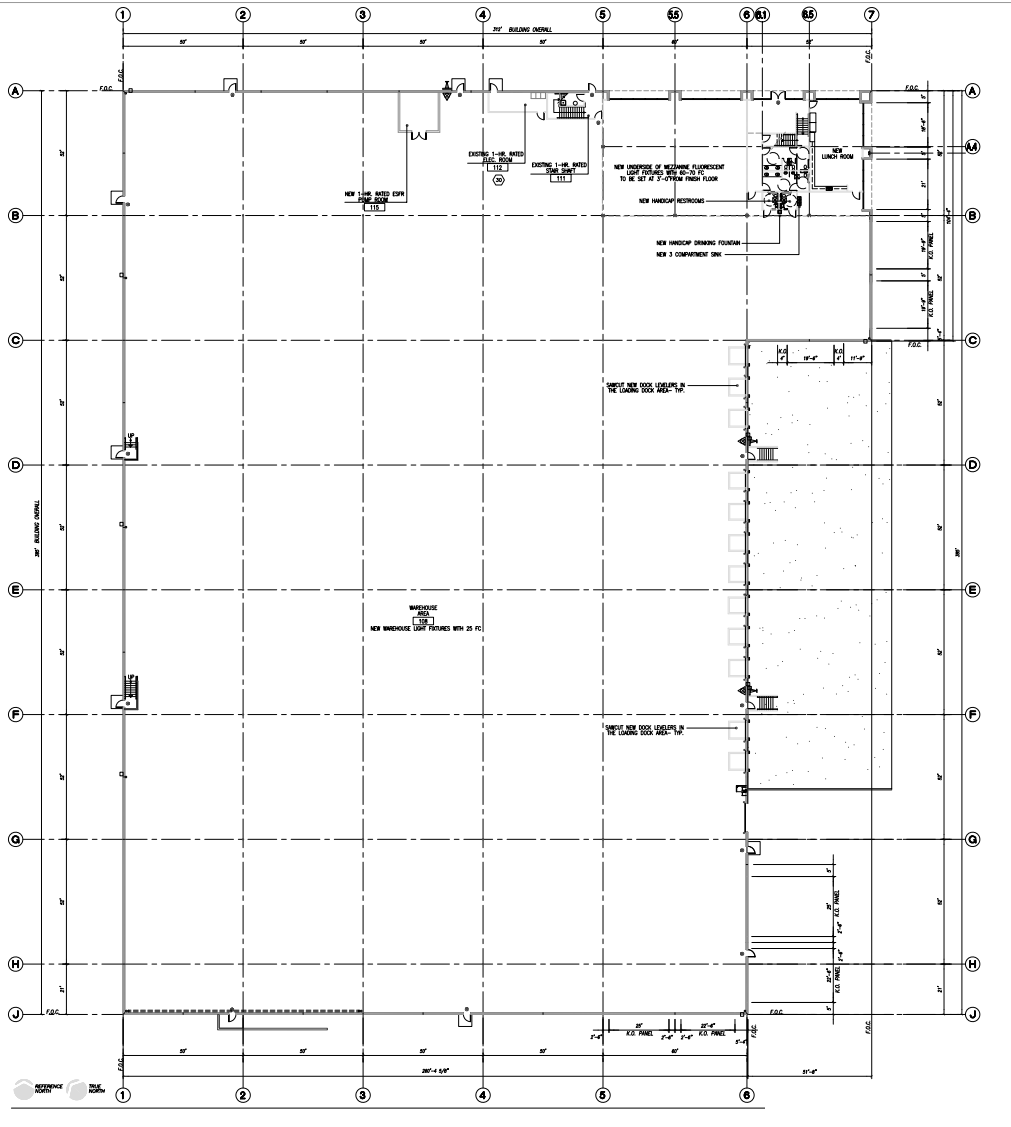


Photos

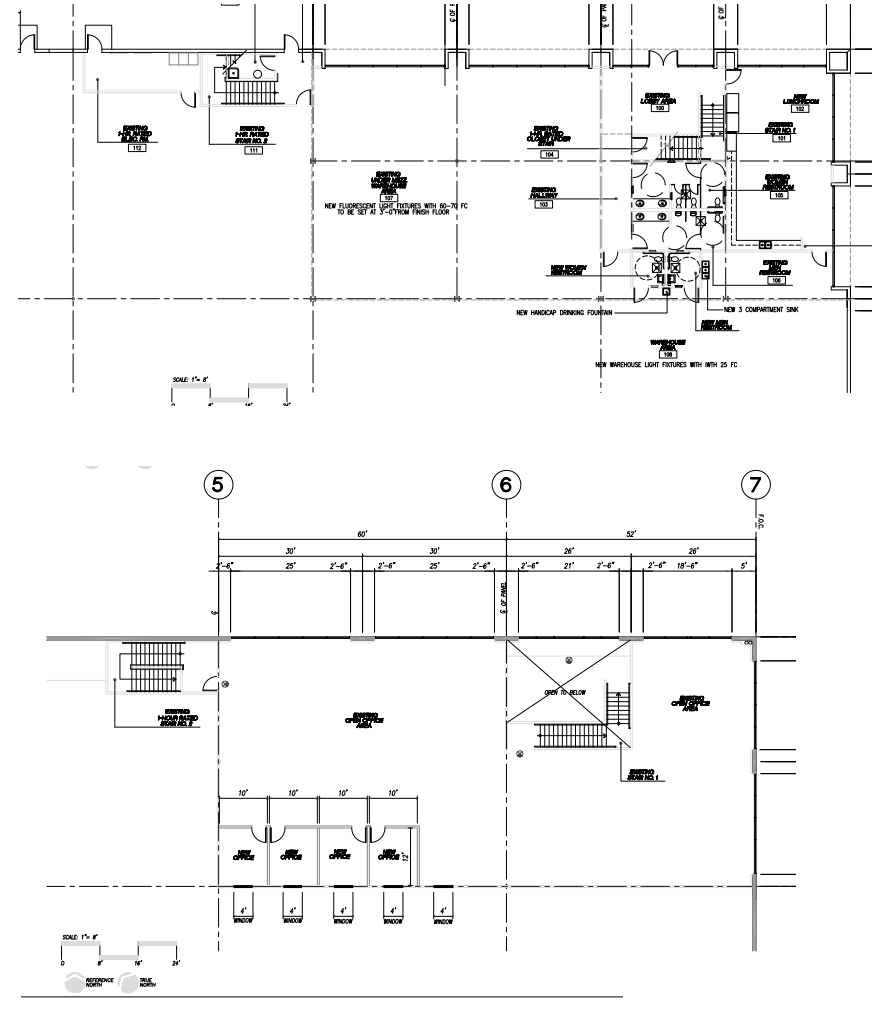


Layout

Warehouse



Ground Floor Office



Mezzanine Level

Amenity Map



TESLA
SUPERCHARGER SITE

COURTYARD
Marriott

EMBASSY SUITES
by HILTON

Pita Pit **Granite & Tacos** **US Bank**

LA FITNESS **Smart & Final extra!** **Walmart**

menchie's frozen yogurt **the Habit BURGER GRILL** **JJ** **COFFEE BEAN TEA LEAF**

CHIPOTE **Starbucks** **PIZZA EXPRESS**

CHASE **Little Caesars** **Wendy's**

Office DEPOT **JUGGLIT UP!**

SUPERCUTS

Carl's Jr. **Red Robin**

7 ELEVEN **THE PASEO CLUB**

SUBWAY **Walgreens**

UNITED STATES POSTAL SERVICE

7 ELEVEN **Jack In the box** **ORIGINAL Tommy's** **Starbucks**

JJ **Scrap Snacks** **DEL TACO**

Jimmy Dean **Scrap Snacks** **DEL TACO**

THE HOME DEPOT **Jack In the Box**

Six Flags

Hilton Garden Inn **McDonald's** **COFFEE BEAN TEA LEAF**

Red Lobster **Chevron** **Wendy's**

Panera BREAD

ULTA BEAUTY **Party City**

Jenny Holm's **SPROUTS** **rubio's COASTAL GRILL**

target **WELLS FARGO** **Red Robin** **McDonald's**

UNITED STATES POSTAL SERVICE **five BEL'W** **Mini's Cafe** **Olive Garden**

BIG 5 SPORTING GOODS **Peets Coffee & Tea**

HomeGoods **TJ-maxx**

INTERSTATE 5

CALIFORNIA 126

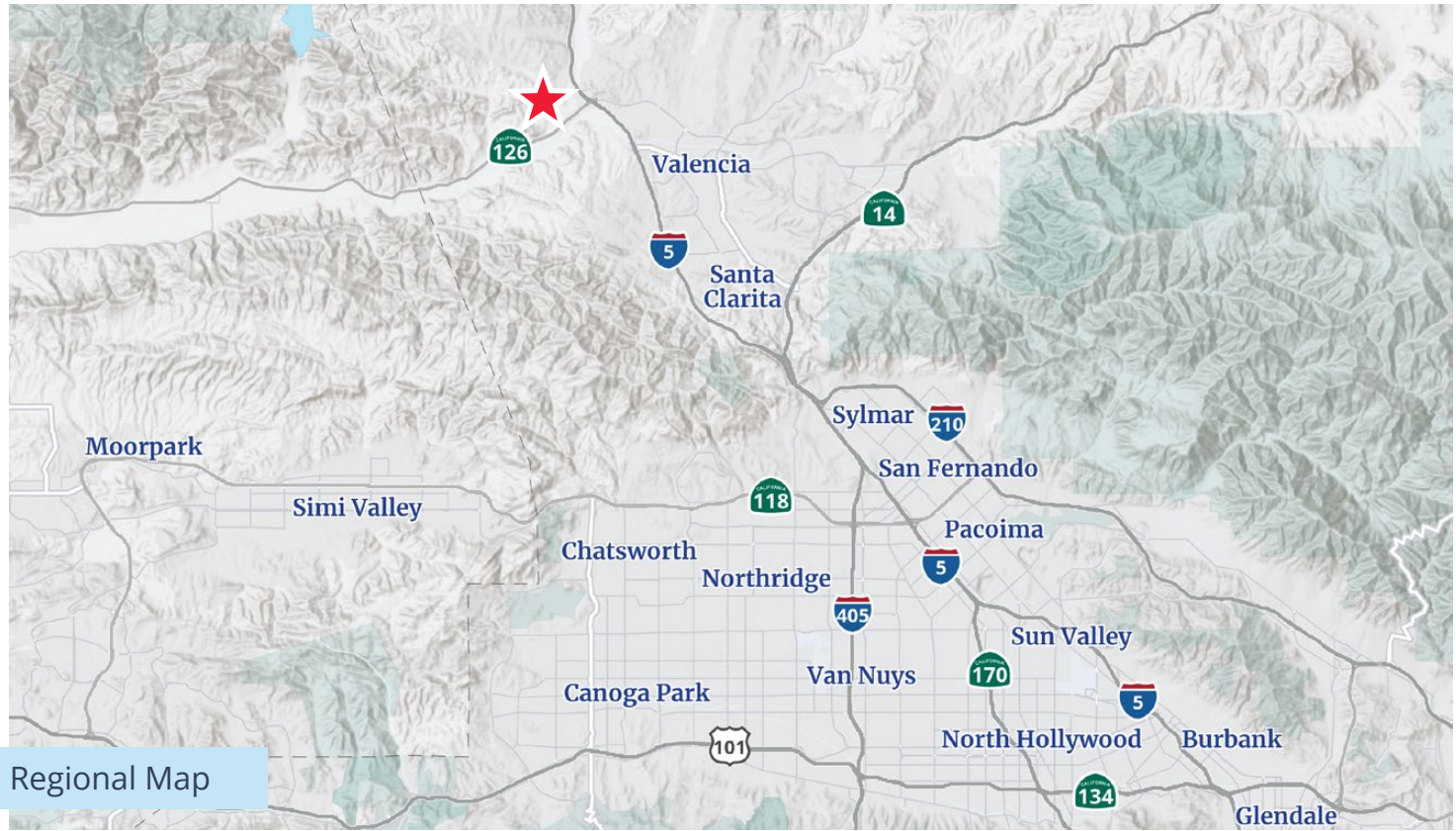
Rye Canyon Rd

Newhall Ranch Rd

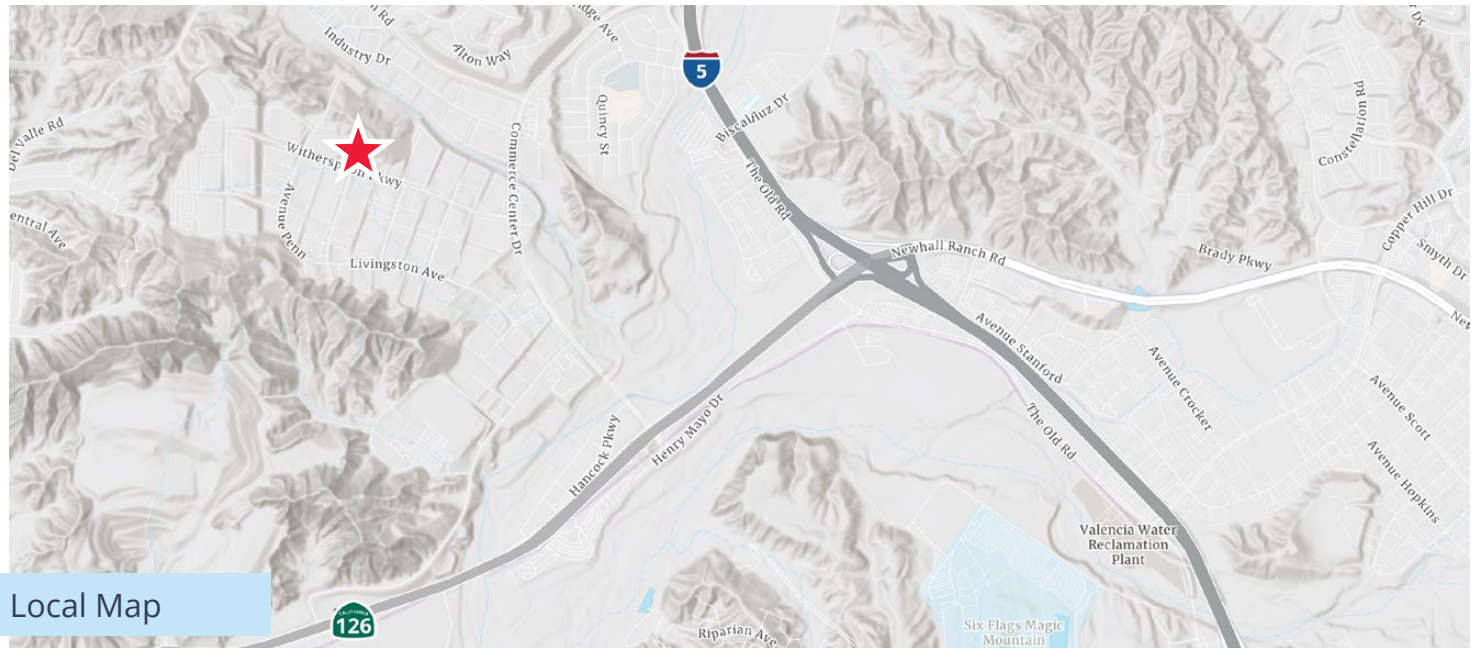
Magic Mountain

McBean Pkwy

Valencia Blvd



Regional Map



Local Map

Location Maps



Accelerating success.

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