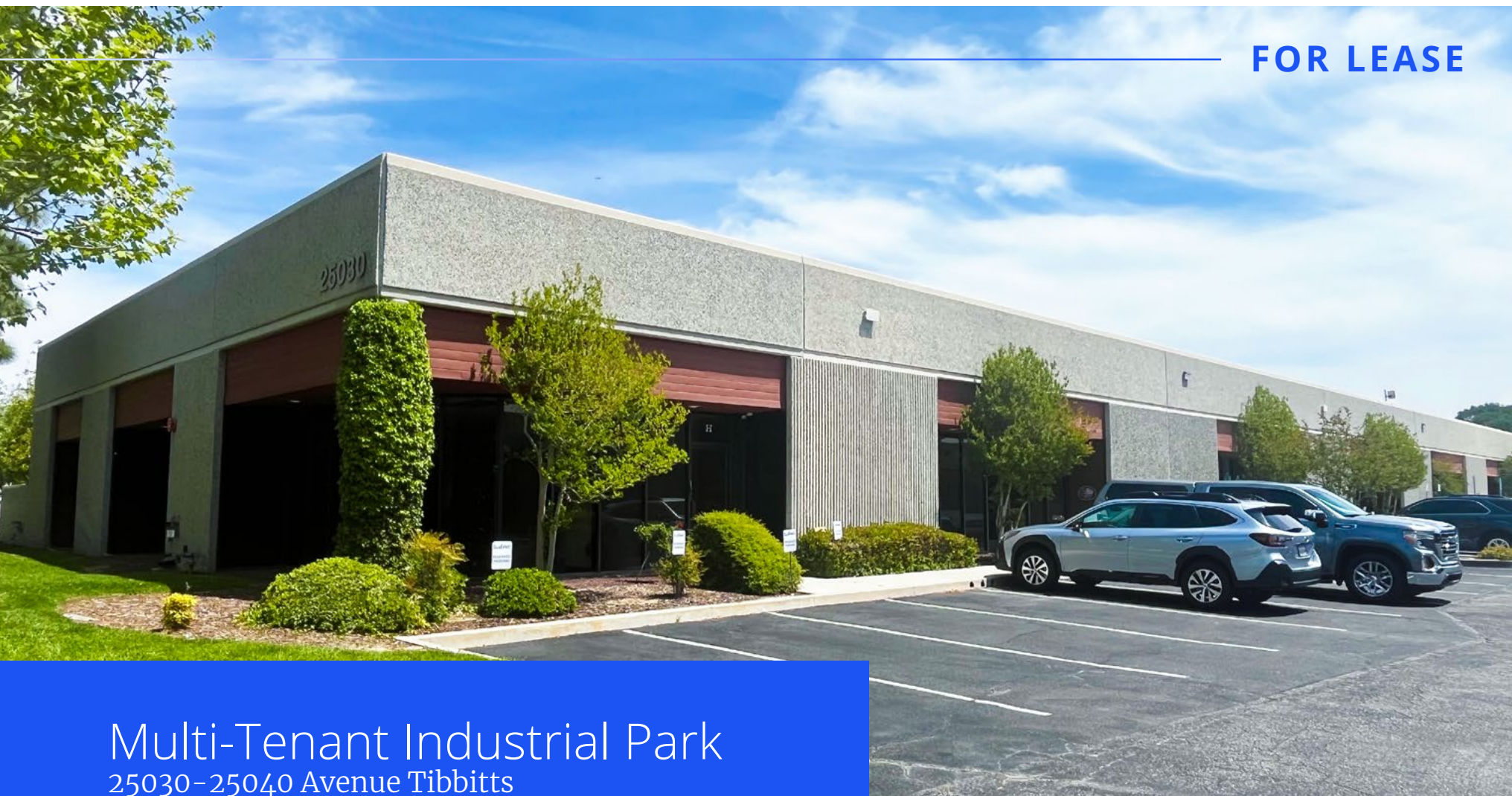


FOR LEASE



Multi-Tenant Industrial Park

25030-25040 Avenue Tibbitts

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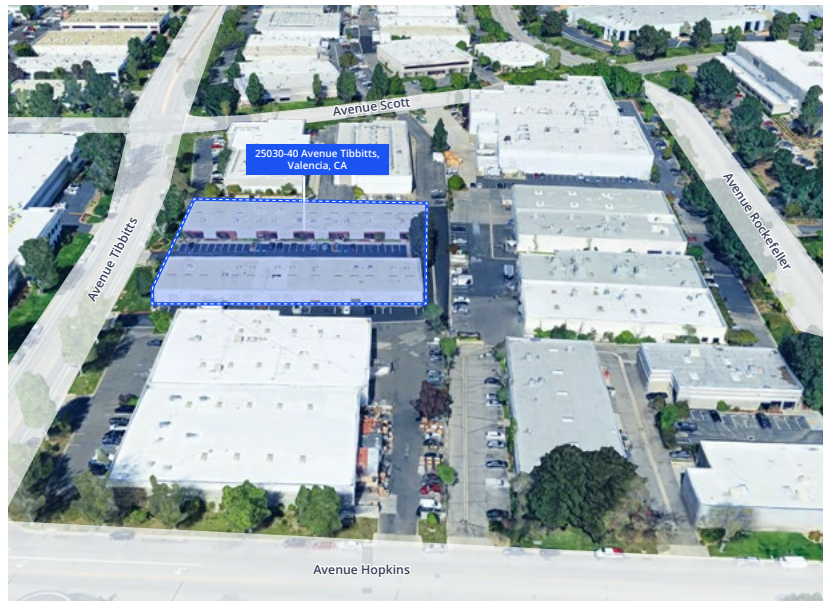
Accelerating success.

Multi-Tenant Industrial Park

25030-25040 AVENUE TIBBITTS

Unit	SF	Rate
F	4,320	\$1.40 PSF, IG + CAM
P	4,220	\$1.40 PSF, IG + CAM

CAM Fee is approximately \$0.12 PSF



Property Highlights



14' Clear Height



Functional Layout with Minimal Office



Low CAM Fees



2:1,000 Parking Ratio



Ground Level Loading



Recently Renovated Units



High Image Multi-Tenant Building



Convenient Access to I-5 and 126 Freeways

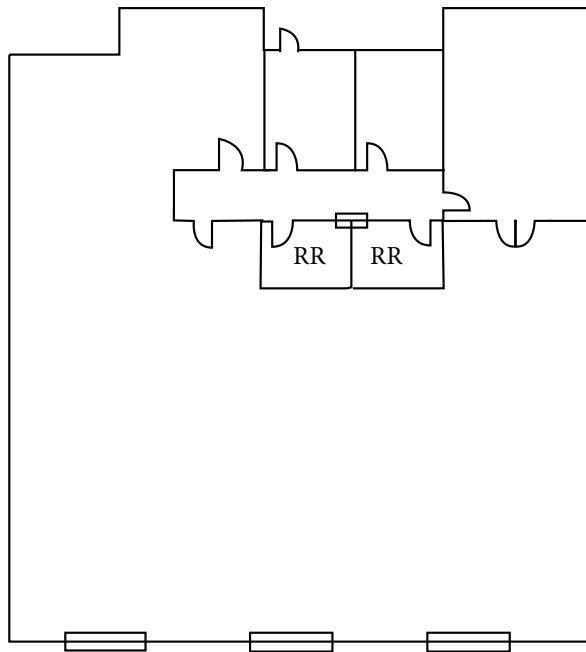


Close to Retail Amenities & Valencia Town Center

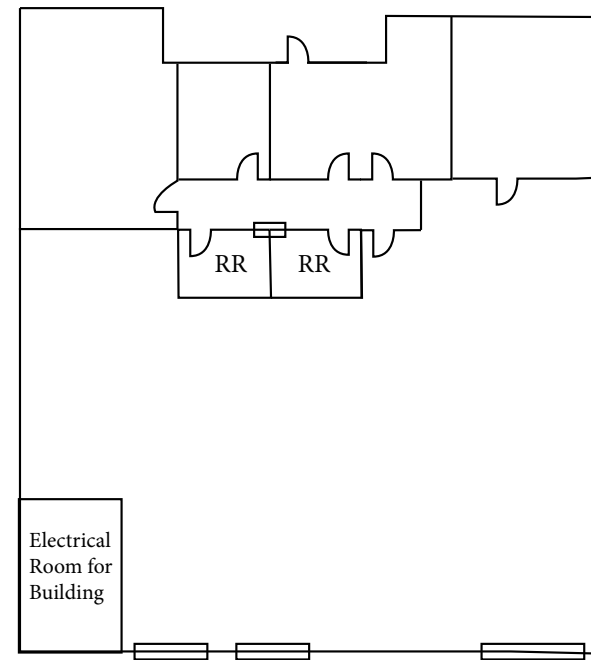
Multi-Tenant Industrial Park

25030-25040 AVENUE TIBBITTS

Unit F - 4,320 SF



Unit P - 4,220 SF





COURTYARD
EMBASSY
SUITES
by Hilton

HOMEWOOD
SUITES
Hilton

LAIFITNESS.
COPPER HILL BBQ
PATRÓN'S
Mexican Bar & Grill
Smart & Final
extra
TESLA
Supercharger
The Habit
BURGER GRILL
menchie's

Walmart

POPEYES
LOUISIANA RITERS
Starbucks
TACO BELL

Office DEPOT
CHASE
JUICE IT UP
NUTRI SHOP
Urbane Cafe
Wendy's
PANDA EXPRESS

Ralphs
planet fitness
McDonald's
WOLF CREEK
WELLS FARGO

Valencia High School
Italia
Carli's

Decoro Dr

afterburn
FITNESS

Newhall Ranch Rd

Avenue Stanford
The Old Rd

7-Eleven
Starbucks
Tommy's
Jack
In the box
DEL TACO

POCOCK

Avenue Scott

Avenue Tibbitts

THE PASEO CLUB
Domino's
SUBWAY

Valley Marketplace
Walgreens
MARSTON'S
TESLA
Supercharger
california
PIZZA KITCHEN
MOOYAH
BURGERS • FRIES • SHAKES

TRADER JOE'S
SEAFOOD CITY
petco
Hobby Lobby
DO
Jack
In the box
DUNKIN'

Panera
BREAD

McBean Pkwy

Springhill Suites
Residence Inn
YOGI'S GRILL
Holiday Inn Express
Denny's
BU
Best Western
Starbucks

Rack
CAVA
HomeGoods
Tilly's
TJ-maxx
RED ROBIN
Olive Garden
crumbl
Pete's Coffee & Tea

UNITED STATES
POSTAL SERVICE

LOWE'S
IN-N-OUT
BURGER
DUNKIN'
DONUTS

HARBOR FREIGHT TOOLS
DOLLAR TREE
SUBWAY
McDonald's
TACO BELL

Magic Mountain Pkwy

Valencia Country Club

HYATT
REGENCY

SPROUTS
FARMERS MARKET
five BEL'W
Total Wine
& More
ULTA
BIG G
85°C Bakery Cafe
WELLS FARGO

BARNES & NOBLE
Black Bear Diner
FIREHOUSE
SUBS

Six Flags
MAGIC MOUNTAIN

Hilton Garden Inn
McDonald's
Shell
Copper Hill BBQ

Red Lobster
IN-N-OUT
BURGER
Chick-fil-A
Wendy's

BevMo!
SUBWAY
LOCAL
pub & grill
ROBEKS
PANDA EXPRESS
Starbucks

The Oaks Club
at Valencia

Valencia Blvd

COLLEGE OF THE CANYONS

ISLANDS
Cafe Rio
MEXICAN GRILL
WHOLE FOODS
CORNER BAKERY
Philz Coffee
Mendocino Farms
USbank

Valencia Town Center
macy's
JCPenney
H&M
REGAL
Cheesecake Factory
FISH GRILL
POTTERY BARN
Apple
LAZARUS
SIT CREEK
GRILLE
LAZY DOG
Chick-fil-A

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Colliers 6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Available SF 4,320 SF Industrial For Lease Building Size 19,244 SF



Property Name:

Valencia Industrial Center

Address:

25030 Avenue Tibbitts, Unit F, Valencia, CA 91355

Cross Streets:

Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center
Multi-Tenant Building
Convenient Access to 5 & 126 Fwys
Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$6,048	Sprinklered:	Yes	Office SF / #:	800 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,320 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,320 SF	A: 400 V: 120/208 Q: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Bt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APN#:	2866-018-092

Listing Company:

Colliers

Agents:

[John Erickson 661-253-5202](mailto:John.Erickson@colliers.com), [Christopher Erickson 661-253-5207](mailto:Christopher.Erickson@colliers.com), [Cole Taylor 661-253-5271](mailto:Cole.Taylor@colliers.com)

Listing #:

42098159

Listing Date: 03/12/2025

FTCF: CB250N000S000

Notes:

CAM Fee is approximately \$0.12 PSF. Lessee to verify all information.



Christopher Erickson
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10/15/2025



Colliers 6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Available SF 4,220 SF Industrial For Lease Building Size 19,244 SF



Property Name:

Valencia Industrial Center

Address:

25030 Avenue Tibbitts, Unit P, Valencia, CA 91355

Cross Streets:

Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center

Multi-Tenant Building

Convenient Access to 5 & 126 Fwys

3 Ground Level Loading Doors

Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$5,908	Sprinklered:	Yes	Office SF / #:	1,462 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,220 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,220 SF	A: TBD V: TBD Q: TBD W: TBD		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Bt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2025
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APN#:	2866-018-092

Listing Company:

Colliers

Agents: [John Erickson 661-253-5202](mailto:John.Erickson@colliers.com), [Christopher Erickson 661-253-5207](mailto:Christopher.Erickson@colliers.com), [Cole Taylor 661-253-5271](mailto:Cole.Taylor@colliers.com)

Listing #: 42733771

Listing Date: 06/05/2025

FTCF: CB250N000S000

Notes: Lessee to verify all information. CAM fee is approximately \$0.12 PSF.



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10/15/2025