

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
- Currently improved as sound stages
- Major renovation planned

## Property Information

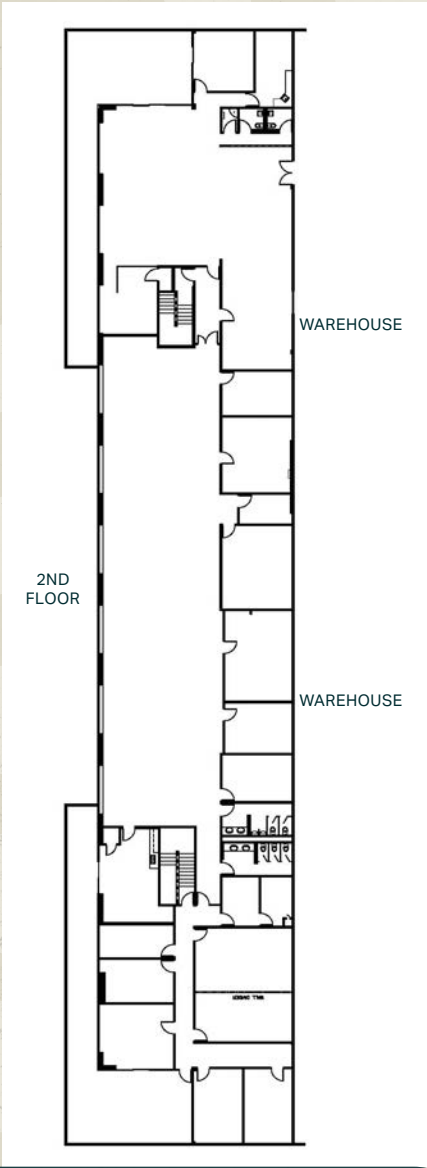
- Available SF: 109,379 SF
- Asking Rent: \$1.45 NNN/SF/month
- Office SF: 33,600 SF (offices can be removed/modified)
- Finished 2nd Floor Mezzanine: 21,103 SF
- Power: 3,000 Amps, 277/480 V, 3phase 4wire
- Grade Level Loading Doors: 1 (12' x 14')
- Dock High Loading Doors: 5 (8' x 9')
- Minimum Clear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



## PROPERTY AERIAL

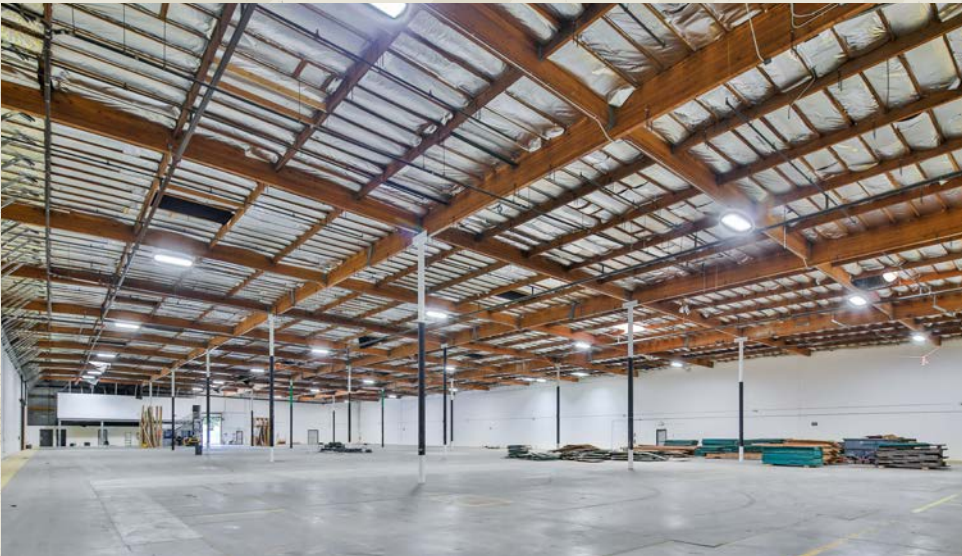
# FLOOR PLANS

## 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			
	CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK	
	TAXES & FEES					
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	
<b>UTILITY USER TAX RATES</b>						
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%	



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FREESTANDING INDUSTRIAL  
BUILDING FOR LEASE**

# **VALENCIA**

## **Industrial Center**

28210 N AVENUE STANFORD,  
VALENCIA, CA 91355

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