

28939 AVENUE WILLIAMS VALENCIA, CA 91355

FOR SUBLEASE
81,482 SF



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

STATE-OF-THE-ART DROP SHIP FACILITY

HIGH-TECH RACKING SYSTEM AVAILABLE FOR USE BY TENANT



30'
Clearance



ESFR Fire
Suppression System



Dock High And
Ground Level Loading



4,088 SF of
Office Space



Valencia Commerce
Center Location



Longer Direct
Term Available

PROPERTY OVERVIEW

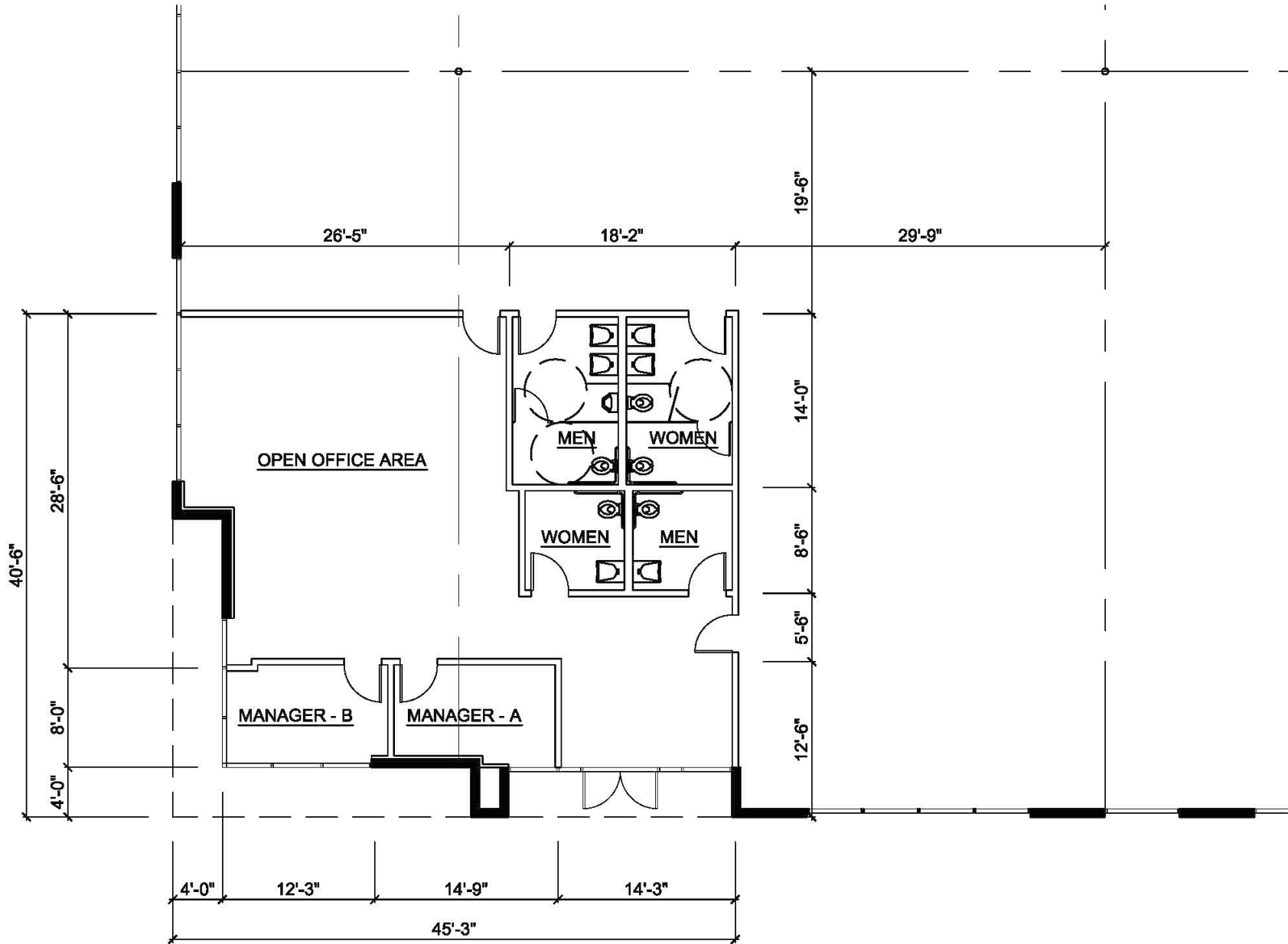


PROPERTY FEATURES

Unit Size:	81,482 SF
Office Area:	4,088 SF
Sublease Term:	Thru 12/31/2027 (Longer Direct Term Available)
Sublease Rate:	\$1.25 / SF NET
Clearance Height:	30'
Fire Sprinklers:	ESFR
Restrooms:	4
Dock High Loading:	(12) 10' x 8.5'
Ground Level Loading:	(1) 14' x 12'
Power:	200 Amps of 277/480 Volt; 3 Phase
Zoning:	M1.5
Year Built:	2001
Construction Type:	Concrete-Tilt-Up
Location:	Immediate Access to Interstate-5 and Highway 126

OFFICE FLOOR PLAN

4,088 SF



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LOCATION MAP



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