



**INDUSTRY DRIVE**

VALENCIA, CA

# MODERN INDUSTRIAL, PRIME LOCATION

— LOW NNN FEES

**NOW LEASING ≈93,519 SF**



**CBRE**

# INDUSTRIAL DONE RIGHT

Located in one of Valencia's most sought-after business locations, 28220 Industry Drive is a standout Class A industrial building that delivers on both design and function. A bold glass exterior gives the property strong curb appeal, while ground-floor offices, a well-appointed lunchroom and locker facility, and a 140' concrete yard make it a practical choice for discerning tenants.

## Infrastructure to Support Demanding Operations:

The facility provides **4,000 amps of 277/480V power**, offering substantial electrical capacity for data-intensive, manufacturing, or high-consumption users. Complemented by an **ESFR sprinkler system** the building is well-equipped to meet the operational requirements of today's industrial and logistics tenants.

## THE HIGHLIGHTS

Stunning and Modern Facility Located Within Valencia Commerce Center

Full Concrete Yard Area That Can Be Secured

Spacious Lunchroom and Locker Facility

ESFR Fire Sprinkler System

28' Minimum Clear Height

Unbeatable Access to I-5 Freeway and Highway 126

Outdoor Garden Patio to Meet, Eat and Retreat

Premier Retail and Dining Just Minutes Away



# A CLOSER LOOK



## BUILDING INFORMATION



Size: 93,519 SF

Office SF: 12,853 SF

Lease Rate/SF: \$1.45 NNN

NNN Fees/SF: \$0.18

Ceiling Minimum Clear Height: 28'

A/C: In Office

Ground Level Doors: 2 (12' x 14')

Parking Spaces: 177 Spaces

Power: 4000 Amps / 277/480V

Sprinklers: ESFR

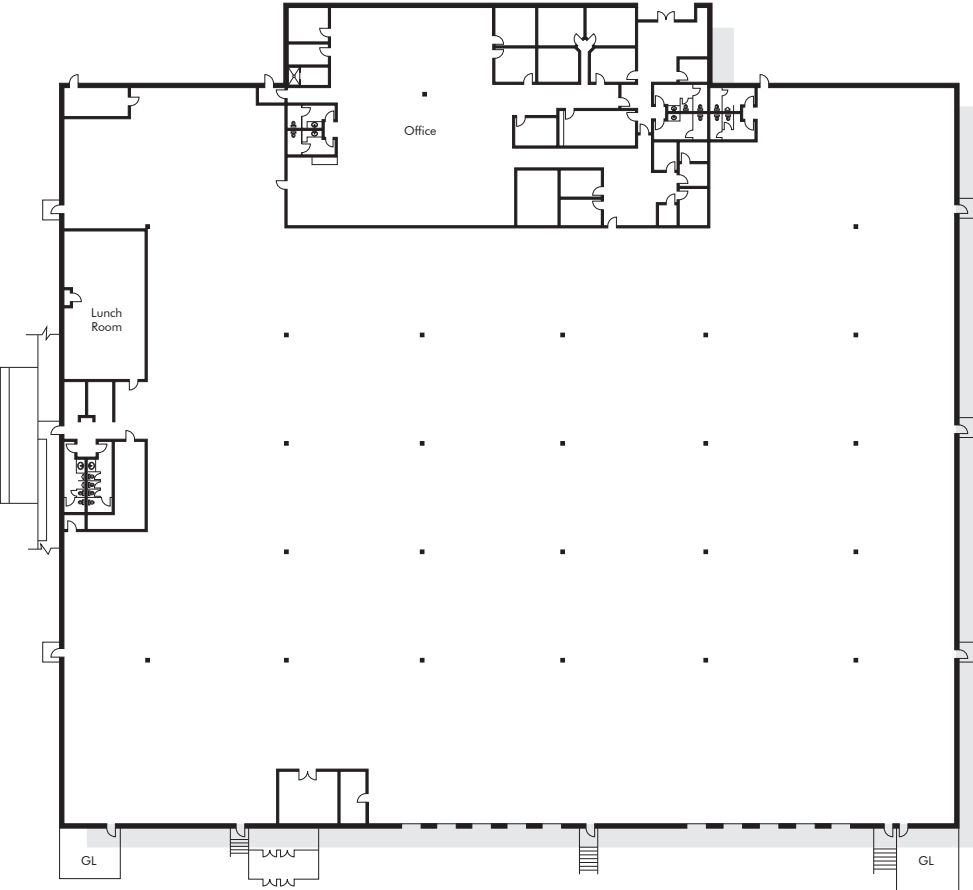
Restrooms: 9

Possible Yard

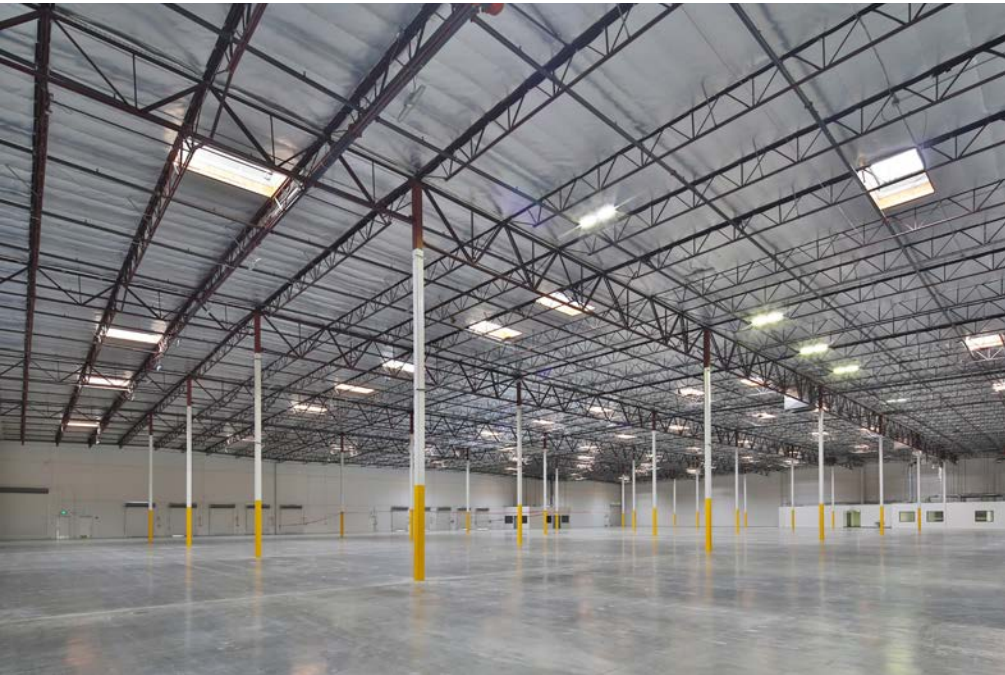
Possession: January 2027



# FLOOR PLAN



**MODERN, FUNCTIONAL,  
AND MOVE-IN READY**



# A PREMIER BUSINESS ENVIRONMENT WITH LOCAL CHARACTER

28220 Industry Drive in Valencia, CA represents a rare opportunity to expand your business in one of the most desirable submarkets in the United States. Valencia is located in the northwestern corner of the Santa Clarita Valley, part of a master planned community. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. It is no wonder why that many are flocking here to experience its beauty and business incentives. With unbeatable access to major highways and premium amenities just minutes away, 28220 Industry Drive is your next smart business move.



## PIVOTAL POSITIONING

**X** Located within Valencia Commerce Center

**A** Easy access to Burbank Airport (30 mins) and LAX (40 mins)

**20** 10 Minutes from San Fernando Valley

**40** 40 minutes from Los Angeles, Glendale and Pasadena



**INDUSTRY DRIVE**

VALENCIA, CA

# MODERN INDUSTRIAL, PRIME LOCATION

— SCHEDULE A TOUR:

**CRAIG PETERS**

Vice Chairman

+1 818 907 4616

[craig.peters@cbre.com](mailto:craig.peters@cbre.com)

Lic. 00906542

**SAM GLENDON, SIOR**

Senior Vice President

+1 818 502 6745

[sam.glendon@cbre.com](mailto:sam.glendon@cbre.com)

Lic. 01826689

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**CBRE**