

# 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



81,482  
Square Feet



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

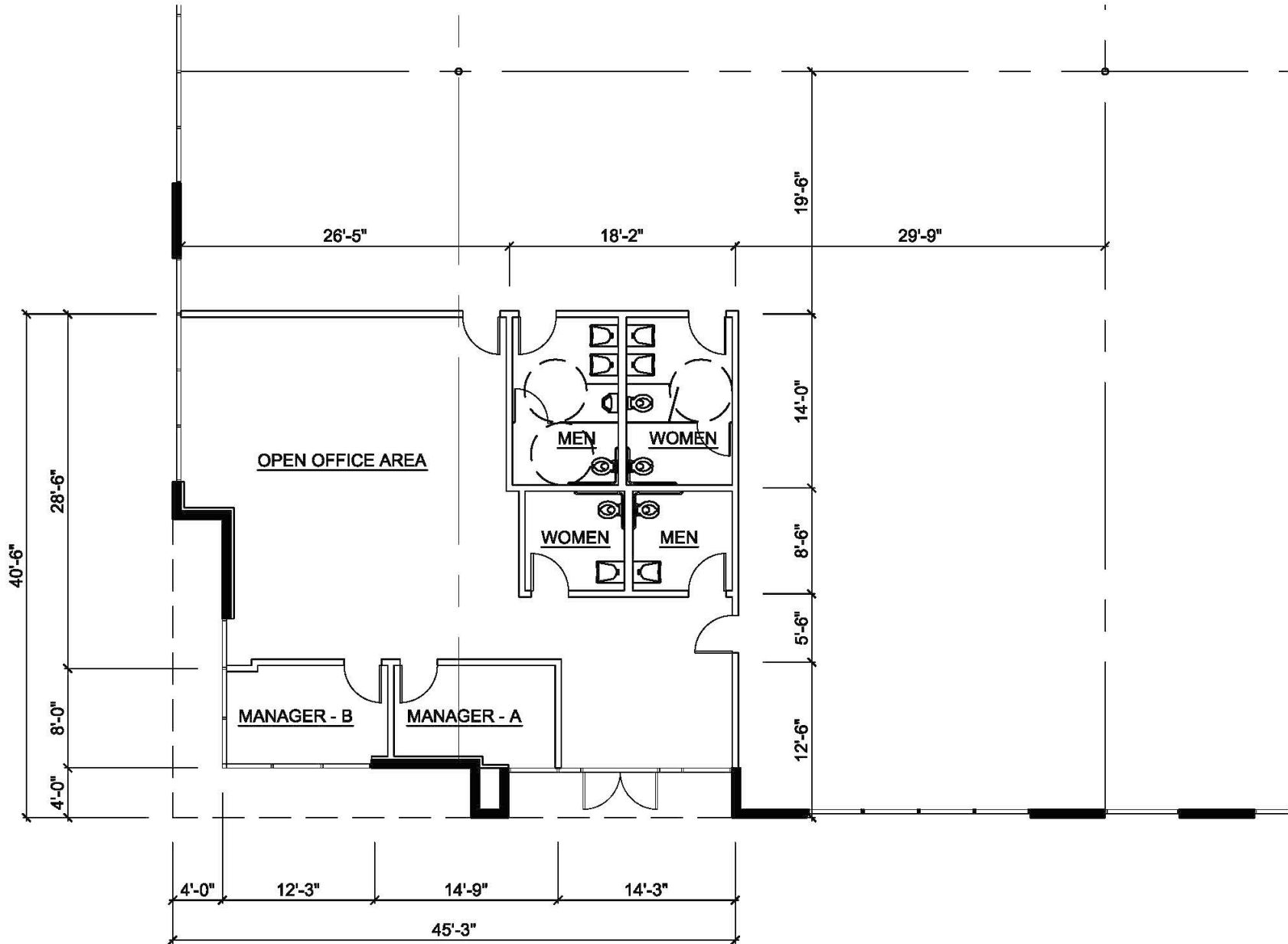


## PROPERTY FEATURES

<b>Unit Size:</b>	81,482 SF
<b>Office Area:</b>	4,088 SF
<b>Sublease Term:</b>	Thru 12/31/2027 (Longer Direct Term Available)
<b>Sublease Rate:</b>	\$1.25 / SF NET
<b>Operating Expenses:</b>	\$0.07 / SF
<b>Clearance Height:</b>	30'
<b>Fire Sprinklers:</b>	ESFR
<b>Restrooms:</b>	4
<b>Dock High Loading:</b>	(12) 10' x 8.5'
<b>Ground Level Loading:</b>	(1) 14' x 12'
<b>Power:</b>	200 Amps of 277/480 Volt; 3 Phase
<b>Zoning:</b>	M1.5
<b>Year Built:</b>	2001
<b>Construction Type:</b>	Concrete-Tilt-Up
<b>Location:</b>	Immediate Access to Interstate-5 and Highway 126

# OFFICE FLOOR PLAN

4,088 SF



# 81,482 SF FOR SUBLEASE



81,482 SF FOR SUBLEASE

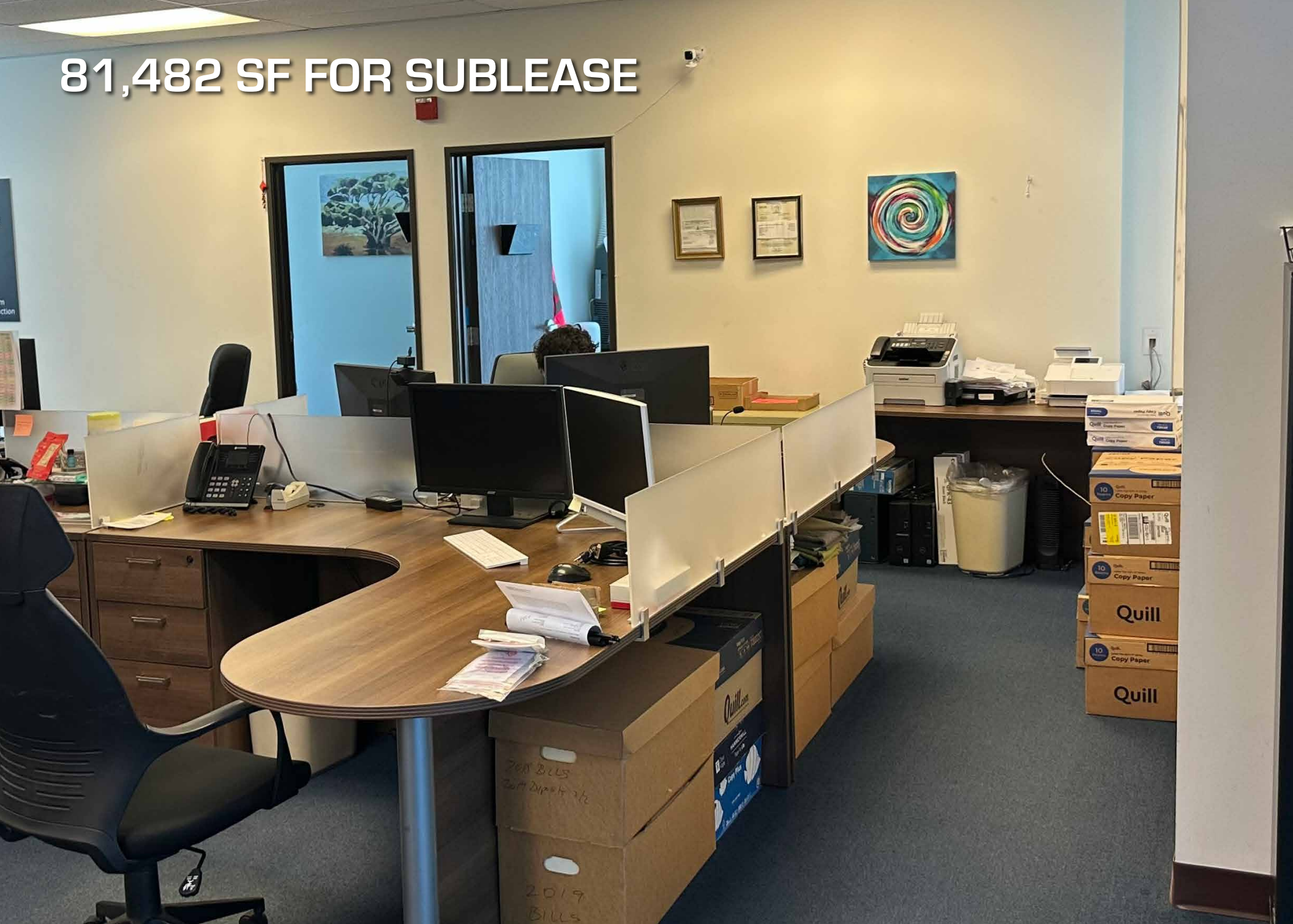


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LOCATION MAP



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