



\$0.65/SF/MO FOR THE FIRST 6 MONTHS

28034 Industry Dr

Unit B, Valencia, CA

Industrial

10,813 SF Available for Lease

High Image Business Park Setting
Location in Master Planned Valencia Commerce Center

Building Highlights



High Image Business Park Setting



Ample Parking



Located in Master Planned Valencia Commerce Center



Immediate Access to Interstate 5 & Highway 126

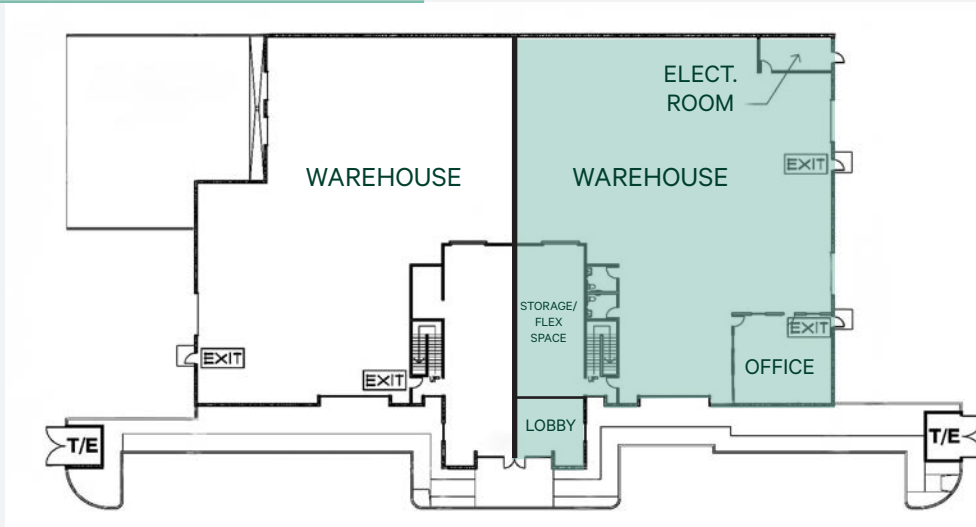


24' Ceilings, ESFR Sprinklers

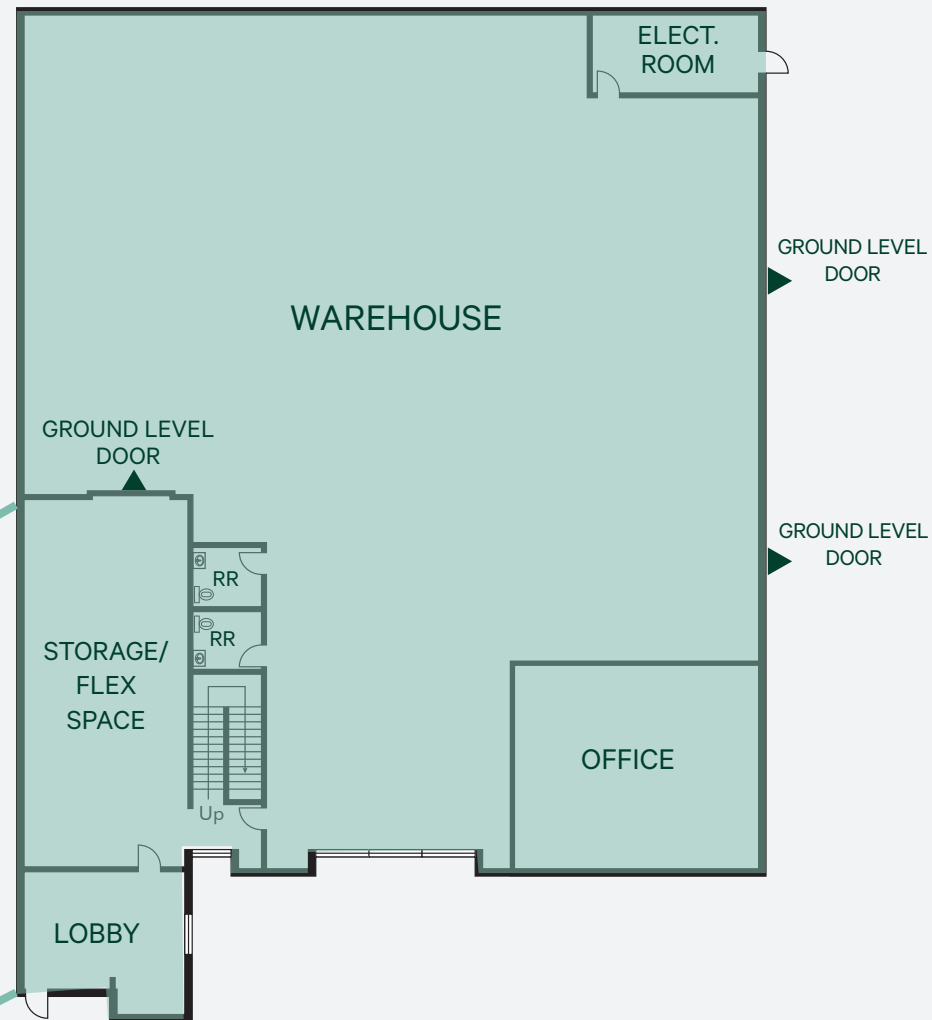
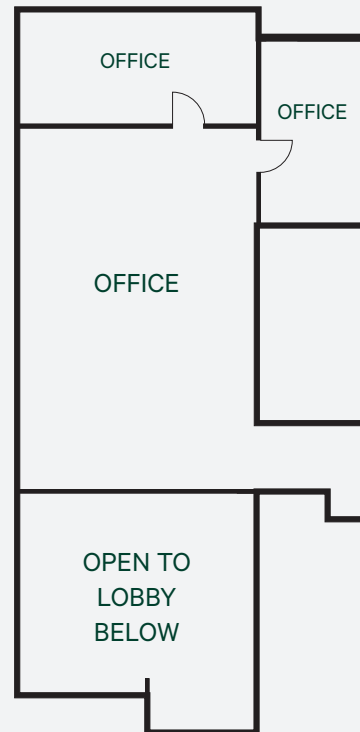
Total SF	10,813 SF
Office SF	1,938 SF
Asking Base Rent Per SF	Months 1-6: \$0.65 NNN/SF/mo (min. 5 year term) Months 7+: \$1.30 NNN/SF/mo
Est. NNN Charges	±\$0.26/SF/Month
Restrooms	2
Grade Level Loading Door	2 (12'x14')
Minimum Clear Height	24'
Power	200 Amps 277/480V; 3 Phase 4 Wire
Parking Spaces	15 Spaces
Zoning	M1.5



Site Plan



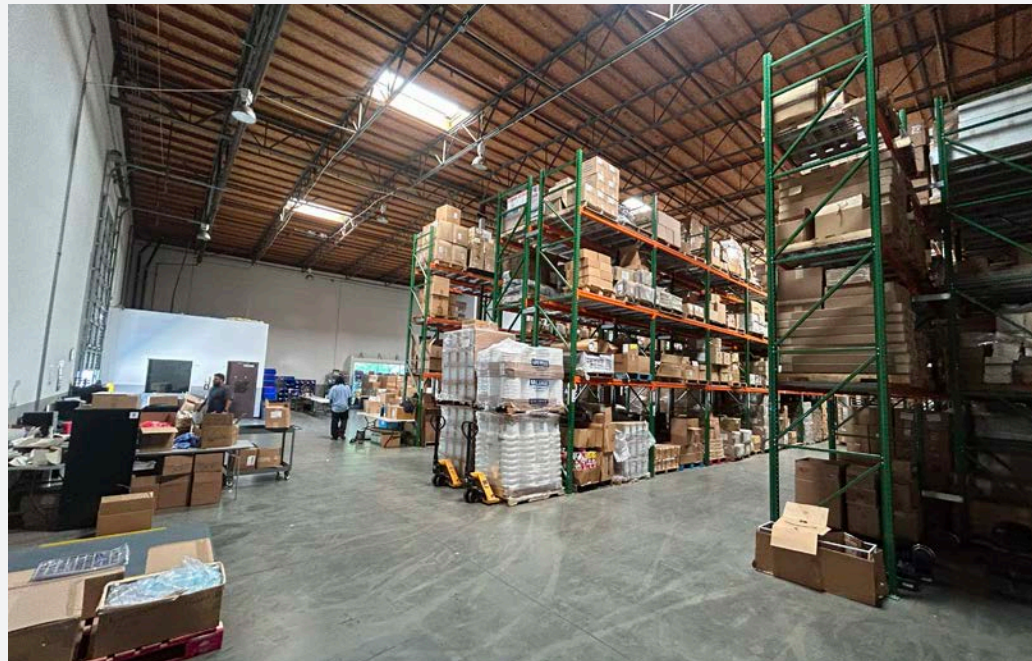
2nd Floor Office Plan



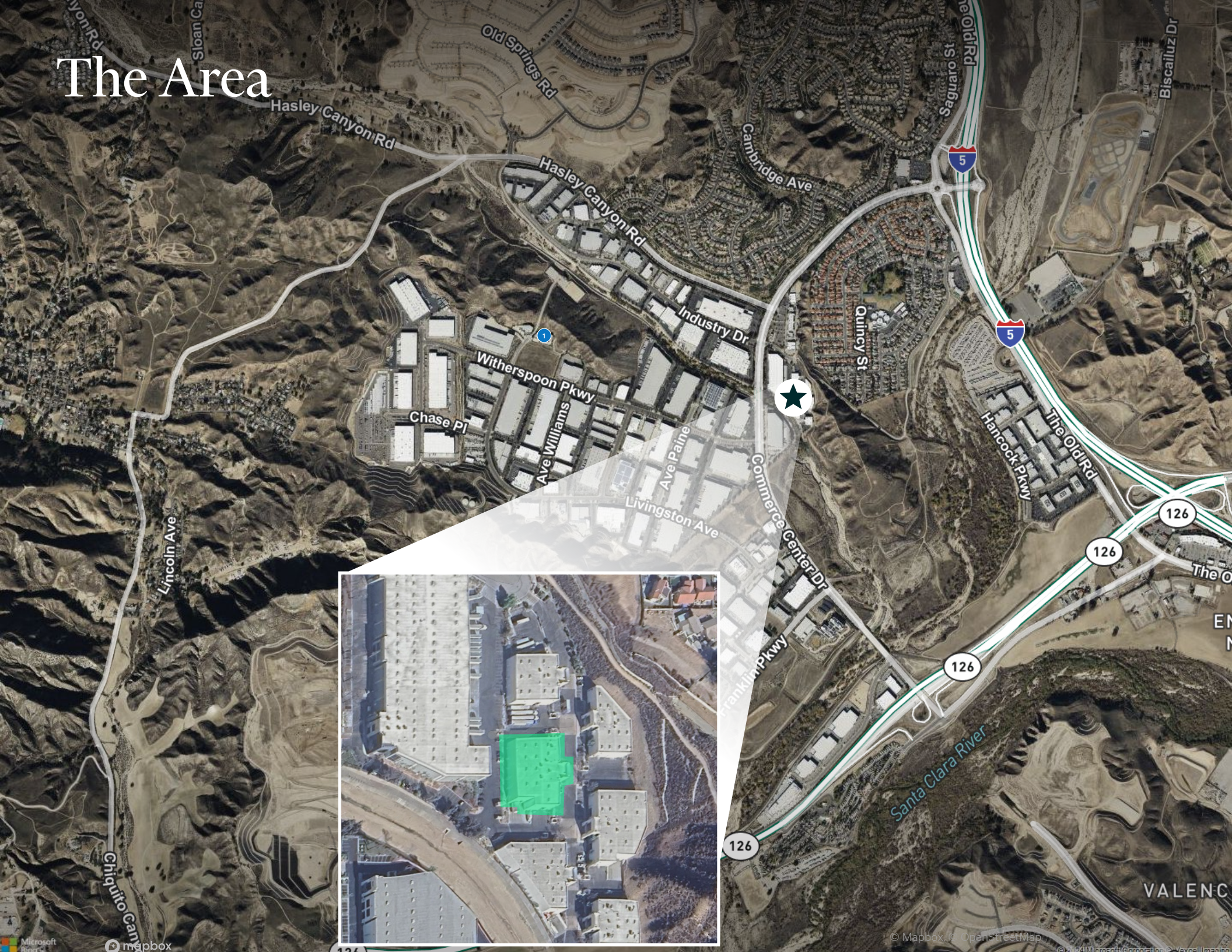
Unit B Floor Plan

*Plan is not to scale and shown for general reference purposes only.

Building Photos

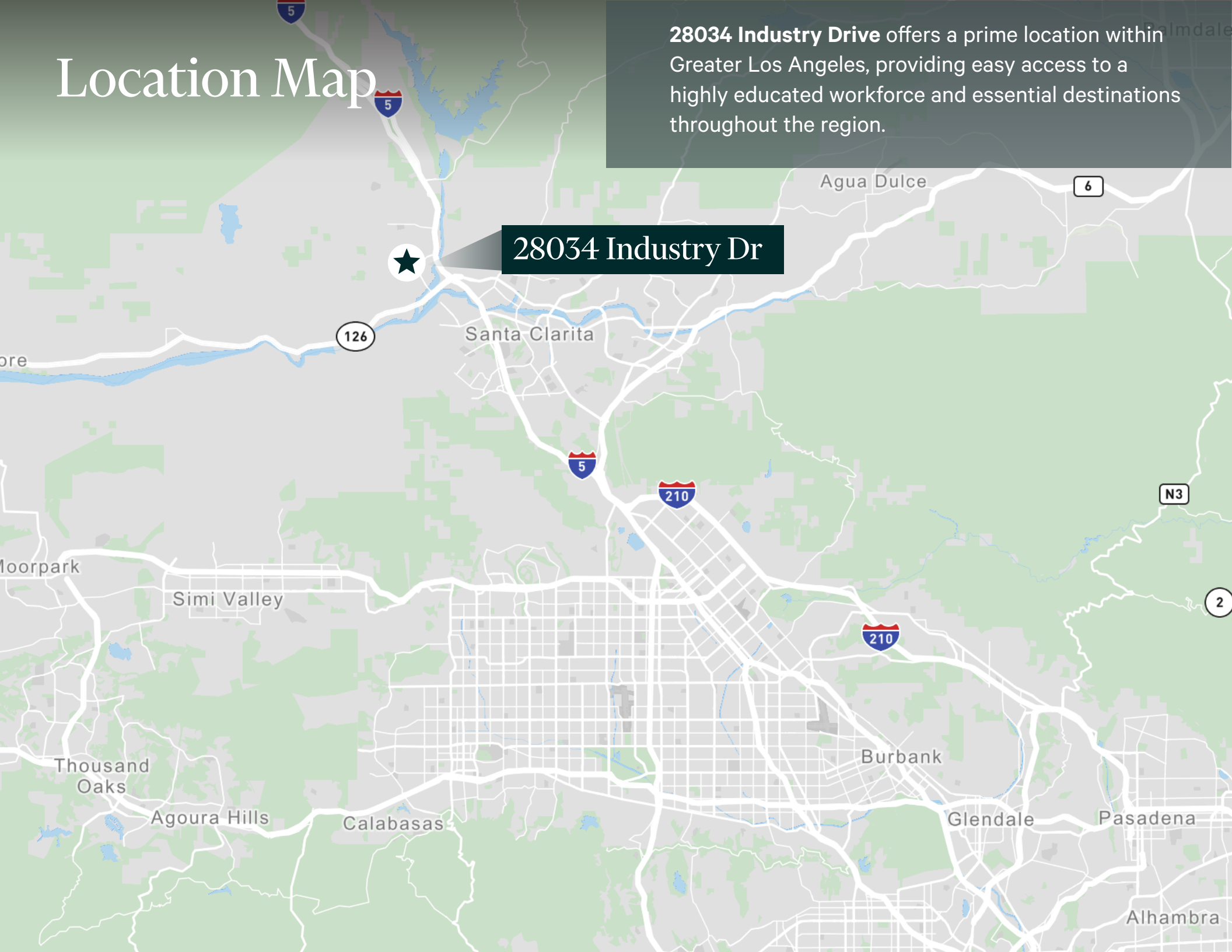


The Area



Location Map

28034 Industry Drive offers a prime location within Greater Los Angeles, providing easy access to a highly educated workforce and essential destinations throughout the region.



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FOR MORE INFORMATION, PLEASE CONTACT

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