



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## WAREHOUSE SPACE AVAILABLE IN VALENCIA

24773 Avenue Rockefeller, Valencia, CA 91355



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REAL ESTATE**

**GREG OFFSAY, CCIM**  
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DRE#01837719



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# PROPERTY FEATURES

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## APPROX. 14,822 SF

WAREHOUSE SPACE AVAILABLE IN VALENCIA

- ✓ 14,822 SF industrial building with 3 window offices, 2 large interior rooms and 4 restrooms
- ✓ Approx. 15% office, 85% warehouse
- ✓ Approx. 19' clear height
- ✓ 13' roll-up door in rear
- ✓ 600 AMP, 480v power with multiple stepdown transformers
- ✓ 28 parking spaces

## AREA AMENITIES

- ✓ Located in a large industrial complex in the heart of Valencia
- ✓ Convenient access to the 5 Freeway
- ✓ Less than two miles from Westfield Valencia Town Center, Six Flags, Walmart, and The Home Depot

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	11,522	92,202	195,396
 Avg. HH Income	\$167,489	\$145,268	\$140,750
 Daytime Pop	11,932	89,499	189,088
 Traffic Count	± 9,273 CPD ON AVE TIBBITTS ±13,883 CPD ON AVE SCOTT		



WAREHOUSE SPACE  
VALENCIA, CA

# INTERIOR PHOTOS

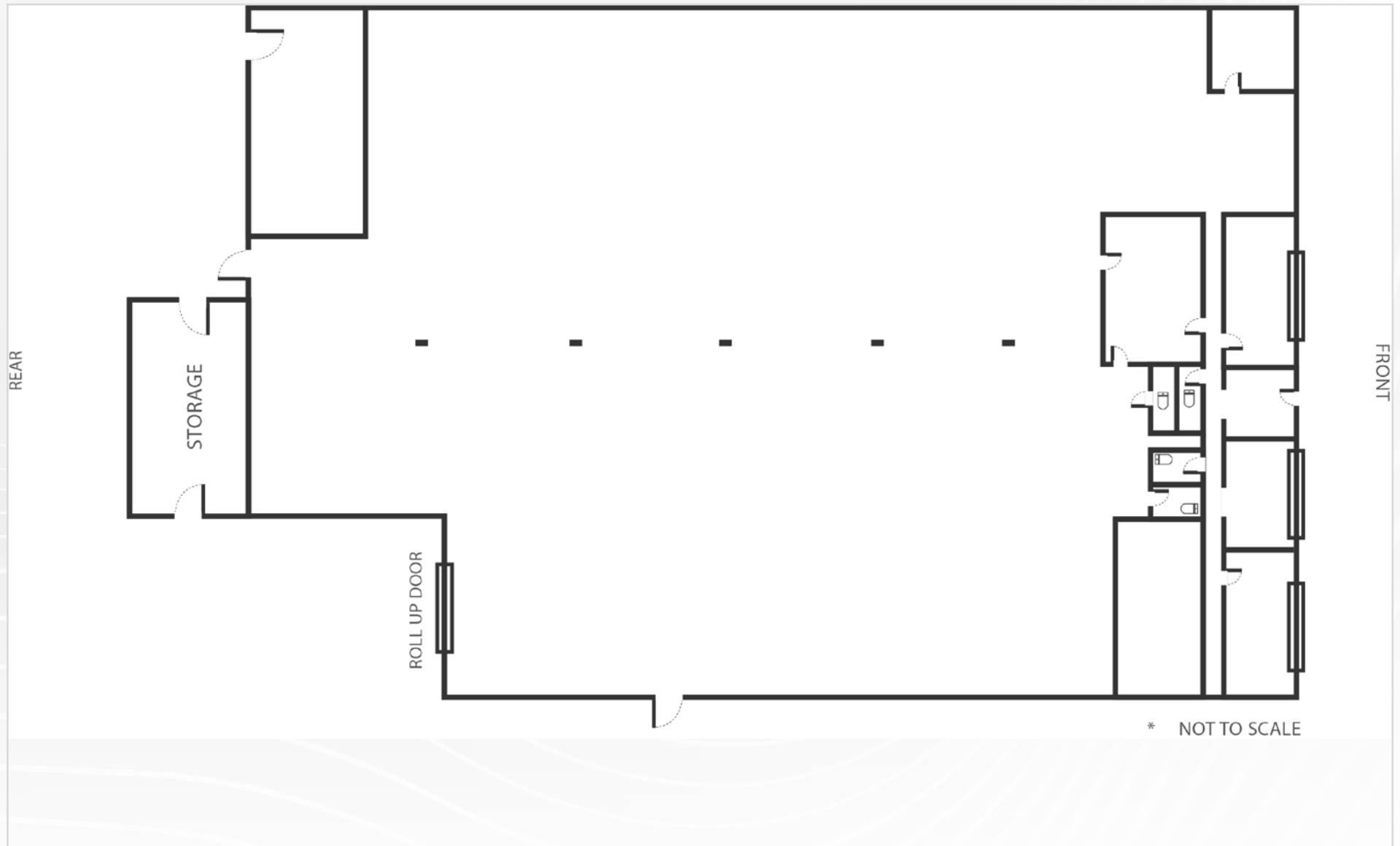
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VALENCIA, CA

# FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





# AERIAL MAP





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*EXECUTIVE VICE PRESIDENT*

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