

Industrial | ±8,220 SF Available For Lease

CBRE

29013 Avenue Penn

Valencia, CA



Fully Renovated Industrial Building in a Dynamic Business Park

Building Highlights



Full Renovation of Offices and Warehouse Recently Completed



No Additional CAM or NNN Fees



**Minimal Office Space,
3 Restrooms**



Excellent Access to I-5 & Hwy 126



**Part of Master Planned
Business Park**



**Solar on Roof at No Additional
Cost to Tenant**

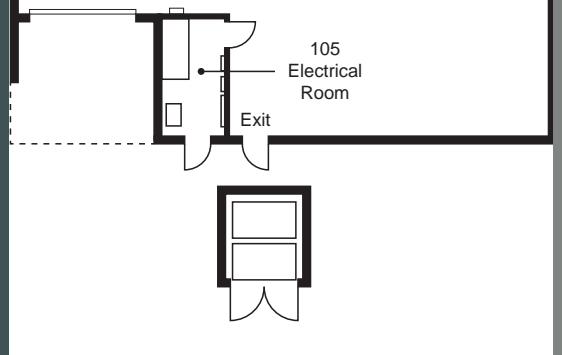
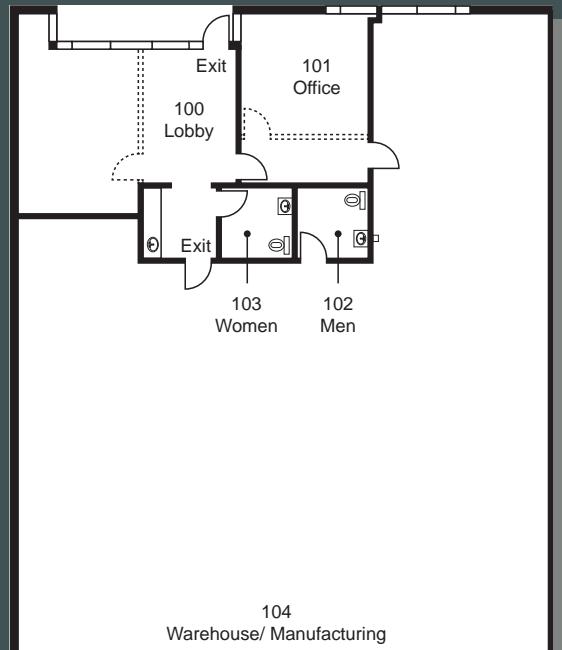
| | |
|--------------------------|---|
| Building SF | 8,220 SF |
| Office SF | 900 SF |
| Warehouse SF | 7,320 SF |
| Asking Base Rent Per SF | \$1.25/SF/Month Gross (First Year) \$1.50/SF/Month Gross (Second Year) |
| Est. NNN Charges | No Additional Base Year CAM Fee or NNN Charges |
| Restrooms | 3 |
| Grade Level Loading Door | 1 |
| Minimum Clear Height | 18' |
| Power | 400 Amps 277/480V; 3 Phase |
| Parking Spaces | 16 / Ratio: 1.95:1,000 |
| Zoning | M1.5 |



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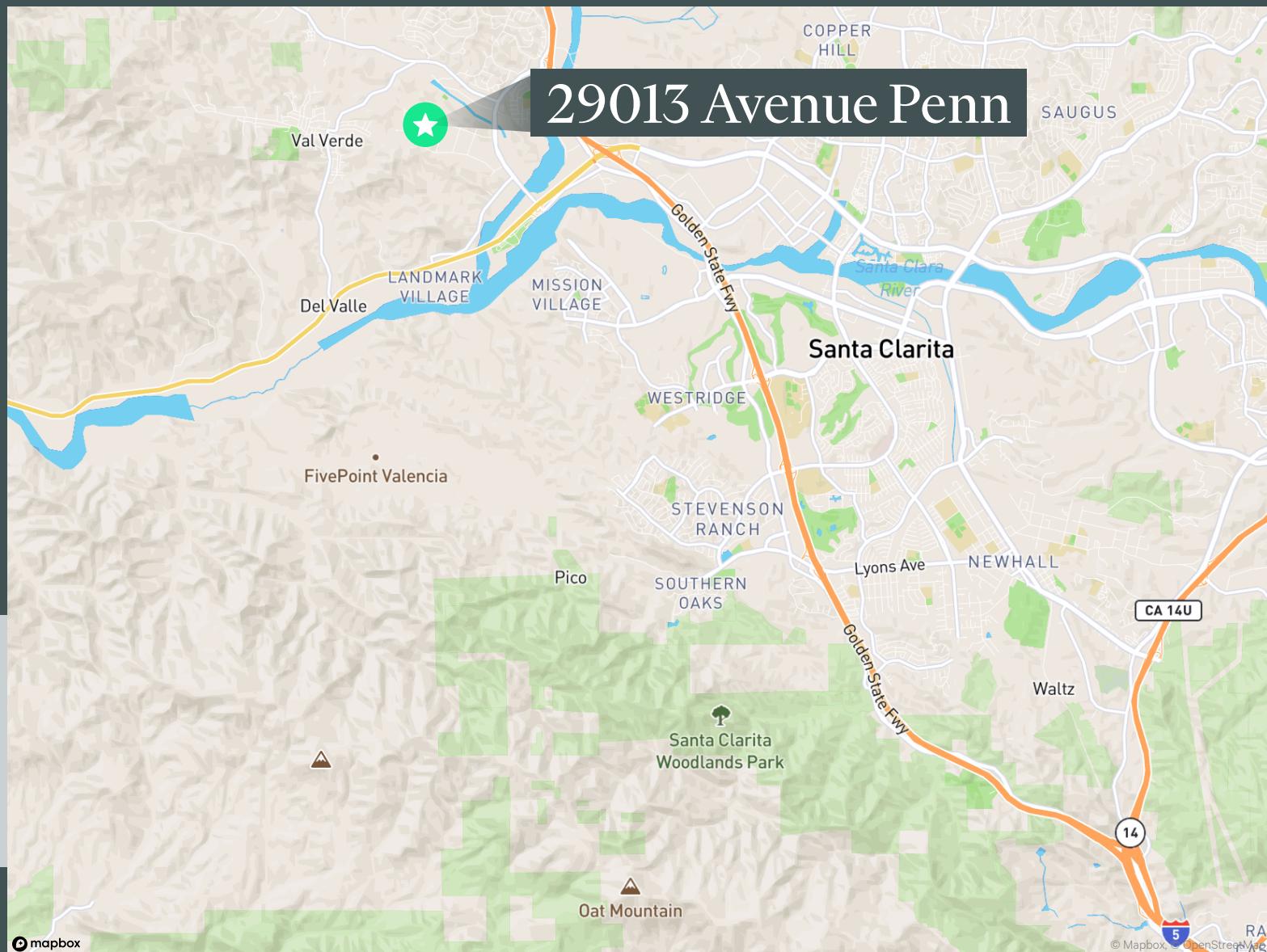
Floor Plan



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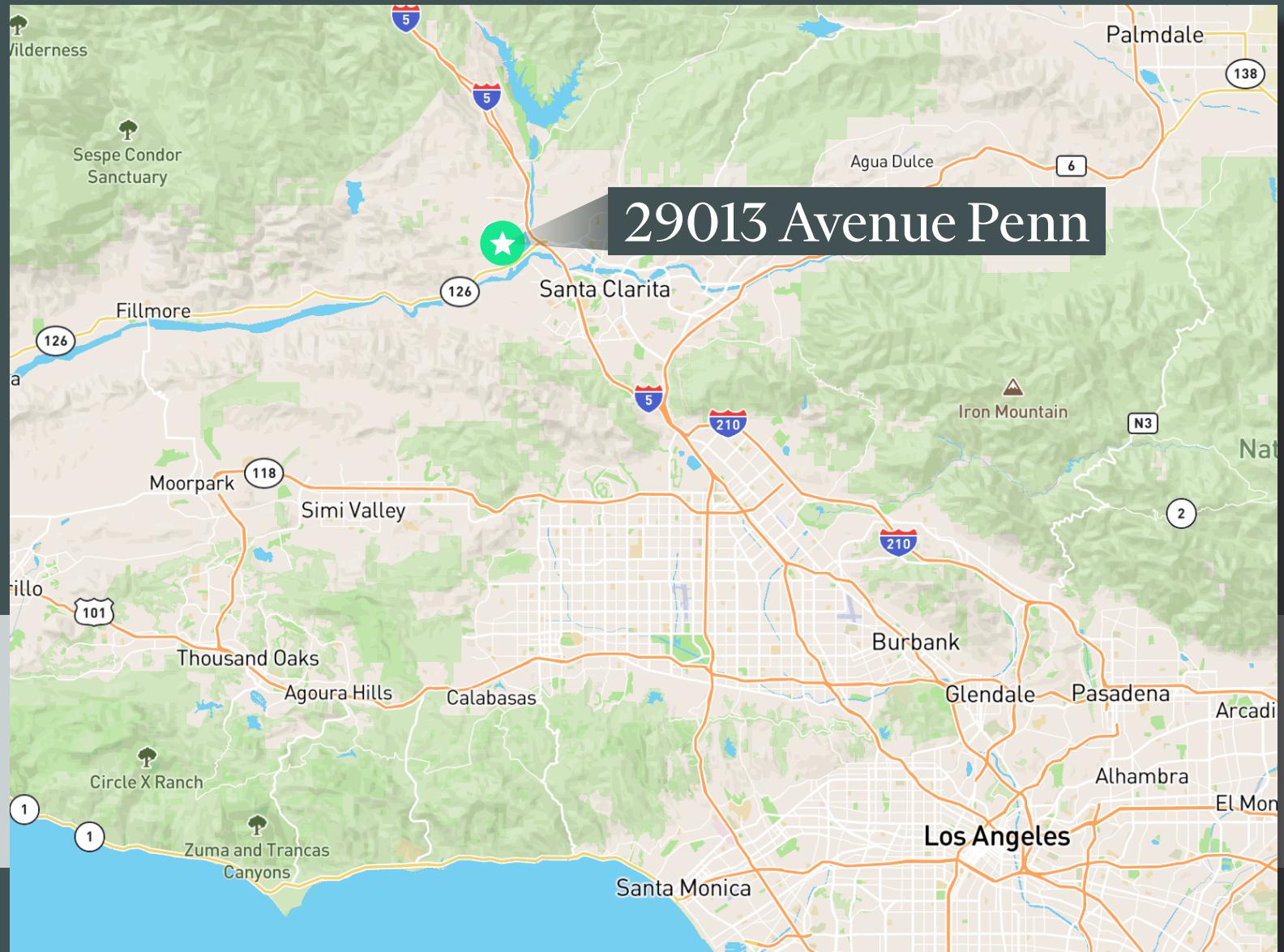
Location Map



29013 Avenue Penn

Valencia, CA

Regional Map



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Valencia, CA



For more information, please contact:

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