

Industrial | ±8,220 SF Available For Lease

CBRE

# 29013 Avenue Penn

Valencia, CA



Fully Renovated Industrial Building in a Dynamic Business Park

29013 Avenue Penn  
Valencia, CA

# 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

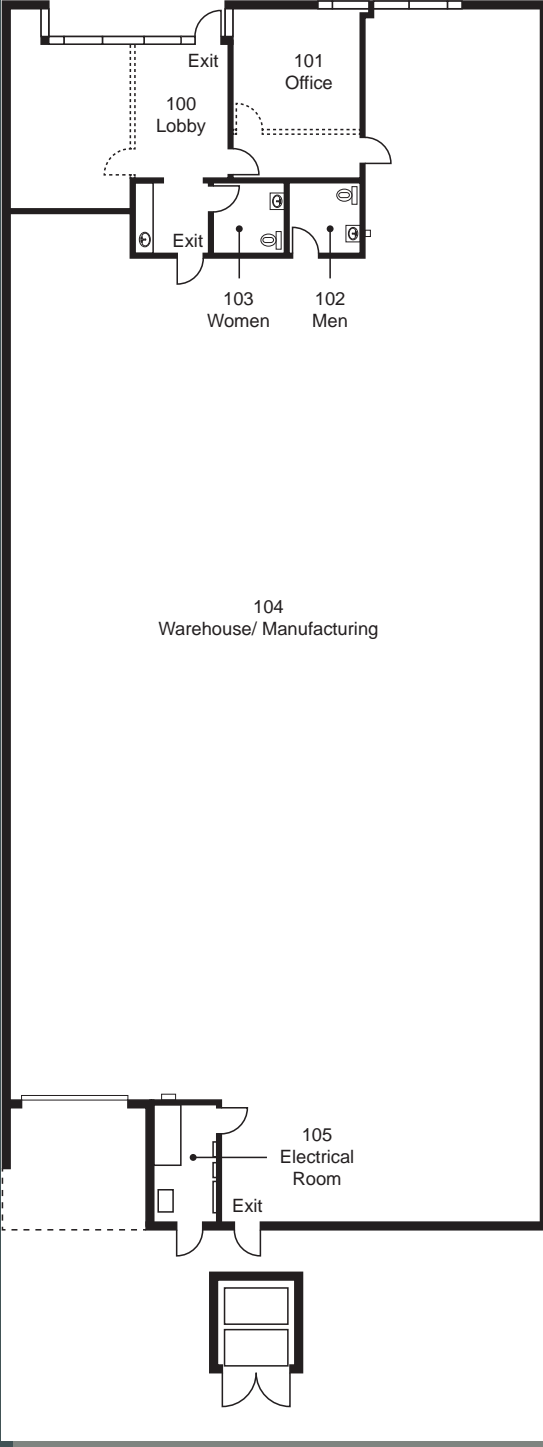
Building SF	8,220 SF
Office SF	900 SF
Warehouse SF	7,320 SF
Asking Base Rent Per SF	\$1.25/SF/Month Gross (First Year) \$1.50/SF/Month Gross (Second Year)
Est. NNN Charges	No Additional Base Year CAM Fee or NNN Charges
Restrooms	3
Grade Level Loading Door	1
Minimum Clear Height	18'
Power	400 Amps 277/480V;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





29013 Avenue Penn  
Valencia, CA

# Floor Plan



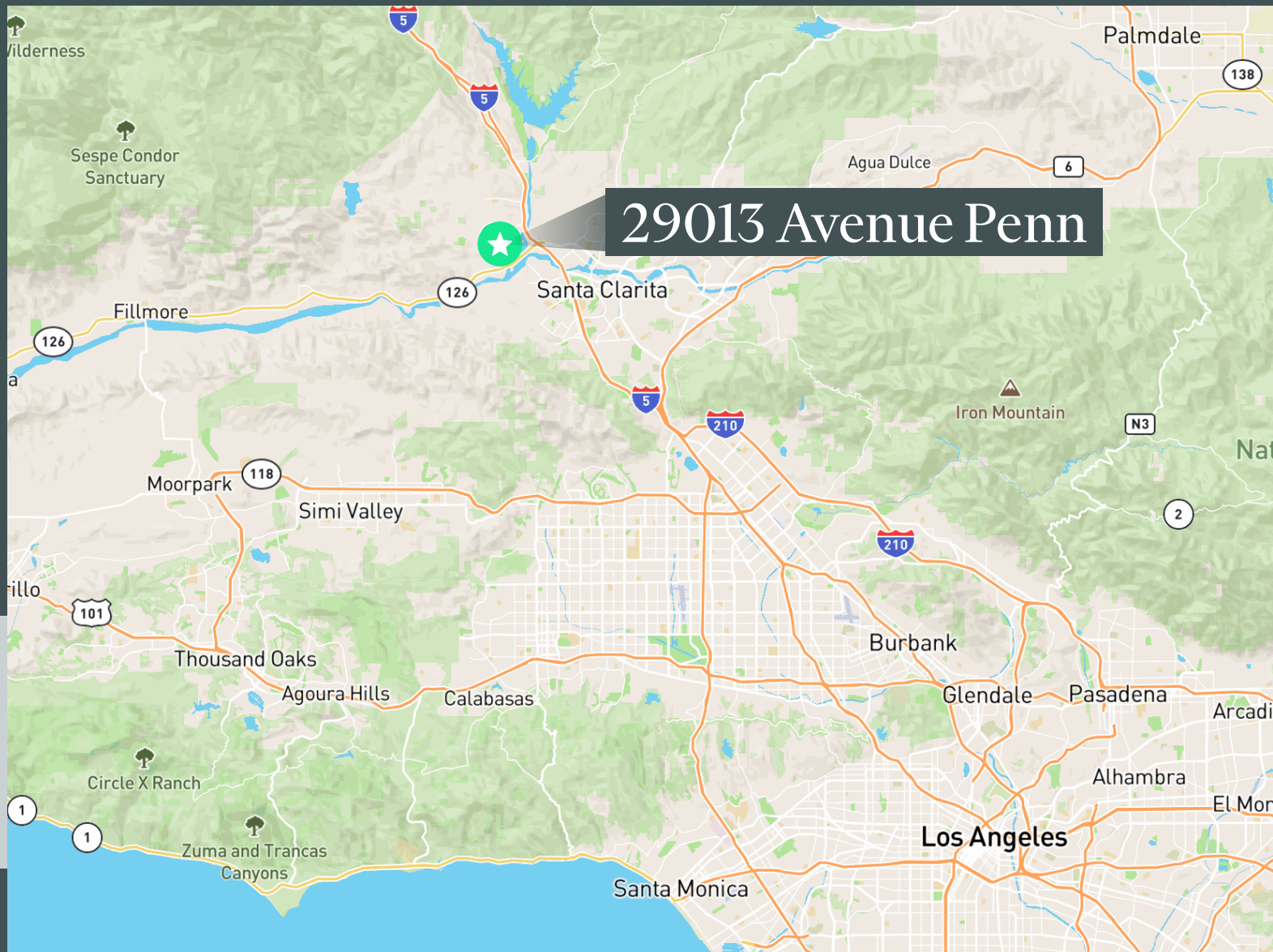
29013 Avenue Penn  
Valencia, CA

# Location Map



29013 Avenue Penn  
Valencia, CA

# Regional Map





# 29013 Avenue Penn

Valencia, CA



**For more information, please contact:**

**Sam Glendon, SIOR**

Senior Vice President

+1 818 502 6745

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

Lic. 01826689

**CBRE**

©2025 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.