

INDUSTRIAL

FOR LEASE ±24,429 SF
DIVISIBLE TO ±9,366 SF OR ±21,259 SF

28040

Harrison Parkway

VALENCIA | CA 91384

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

HARRISON PARKWAY 28040

AERIAL

BUILDING HIGHLIGHTS



± 24,429 SF
Divisible ±9,366 SF or ±21,259 SF



2 Year Term



\$1.15 / SF Grs - No CAM Fee



Sprinklered



24 Parking Spaces



Solar Panels



Rare Warehouse, Distribution,
Fulfillment Facility



Four (4) Dock High Positions



Two (2) Ground Level Positions



Owner will Consider Option to
Purchase After the Two-Year Term



SUBJECT PROPERTY

DAUM
COMMERCIAL REAL ESTATE SERVICES

HARRISON PARKWAY 28040

PHOTOS



HARRISON PARKWAY 28040

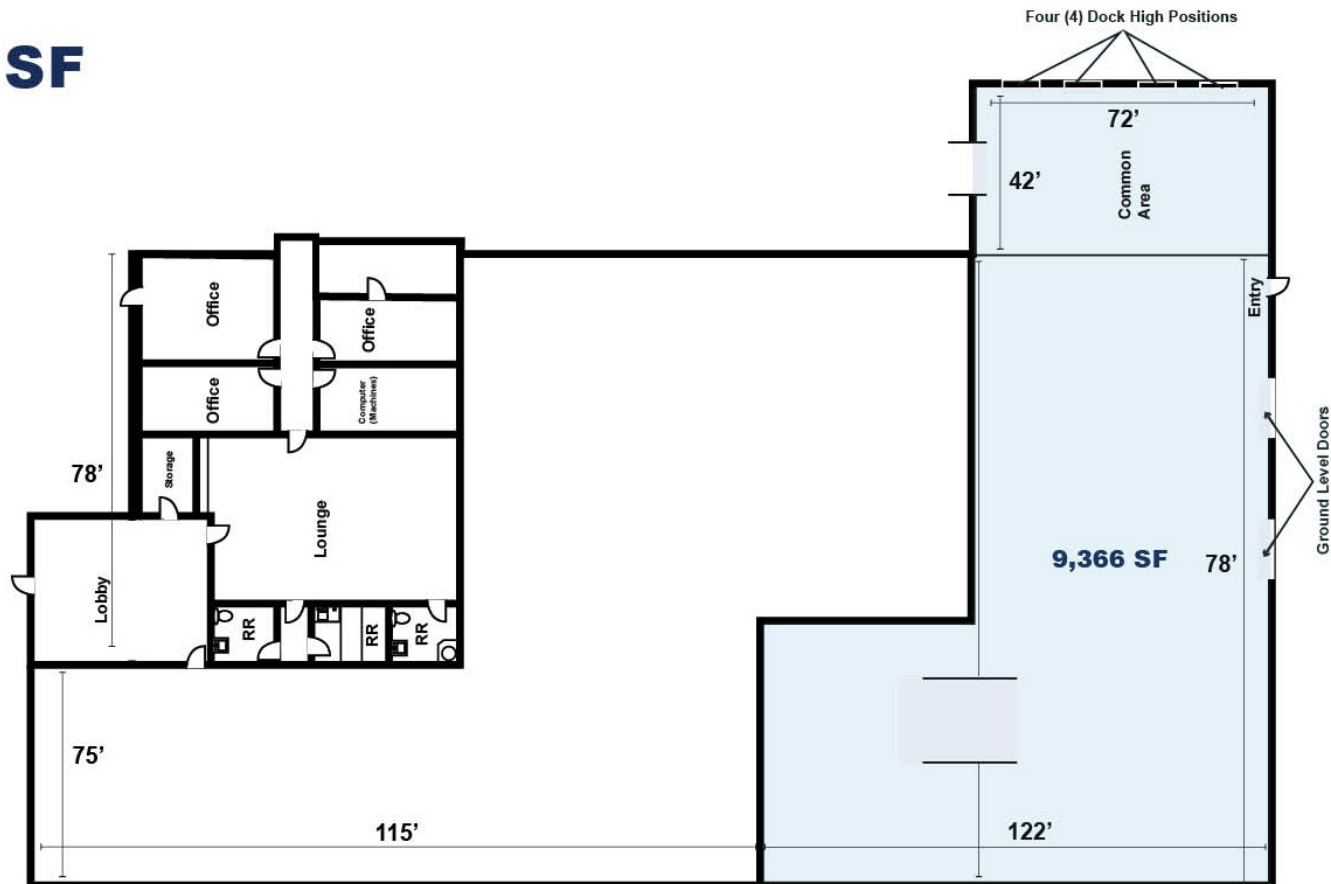
LOADING DOORS



HARRISON PARKWAY 28040

1ST FLOOR WAREHOUSE FLOOR PLAN

9,366 SF



NOT TO SCALE*

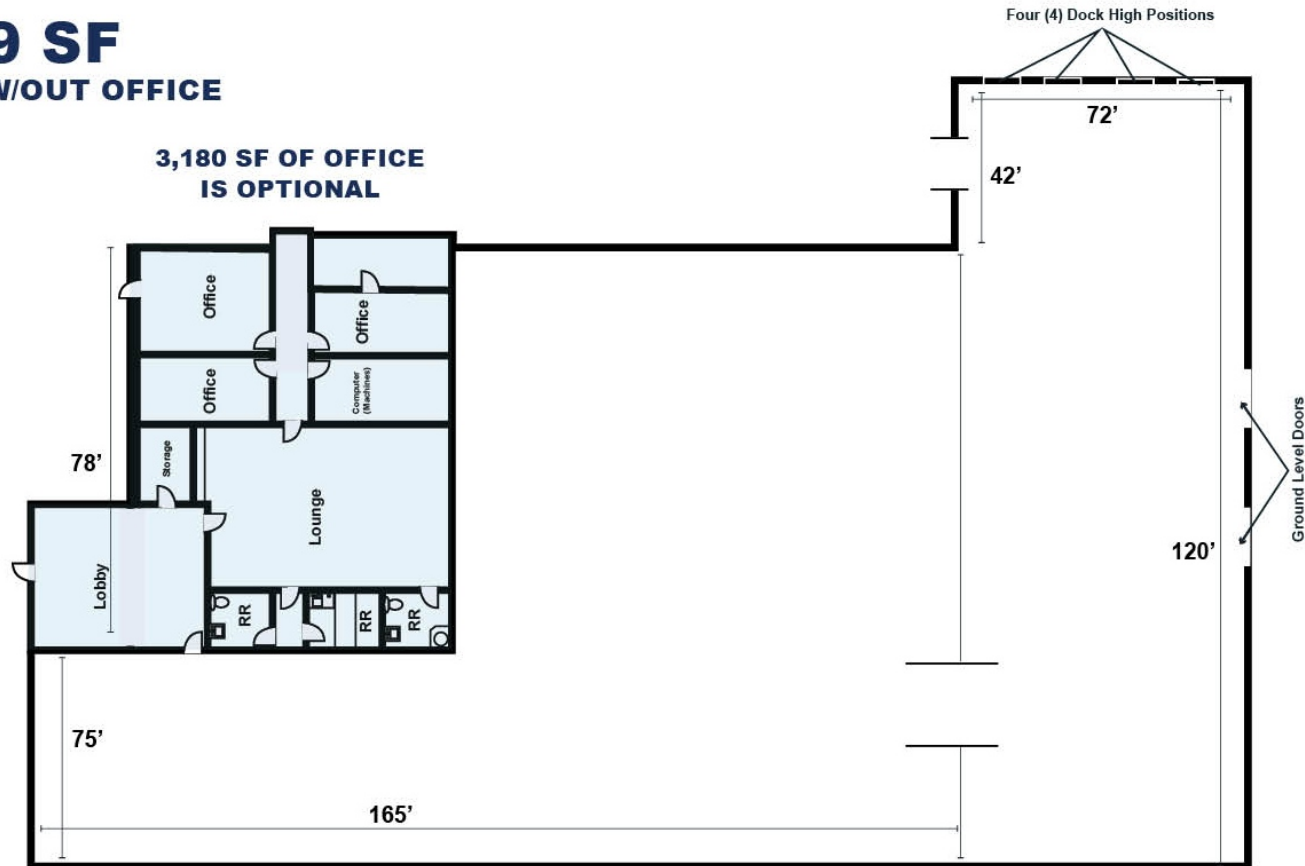
*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

HARRISON PARKWAY 28040

1ST FLOOR WAREHOUSE FLOOR PLAN

24,429 SF
21,259 SF W/OUT OFFICE

**3,180 SF OF OFFICE
IS OPTIONAL**

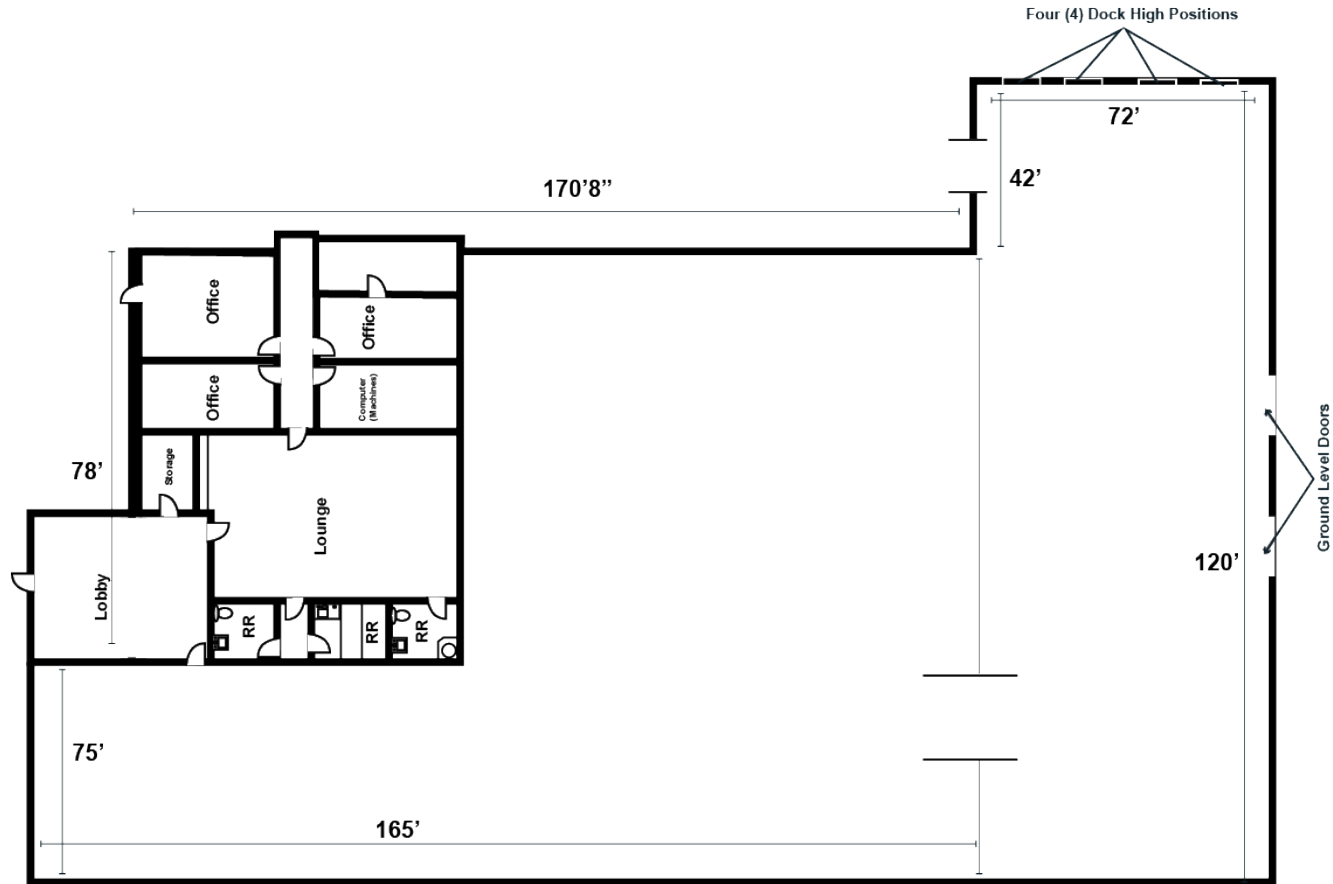


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HARRISON PARKWAY 28040

1ST FLOOR WAREHOUSE FLOOR PLAN

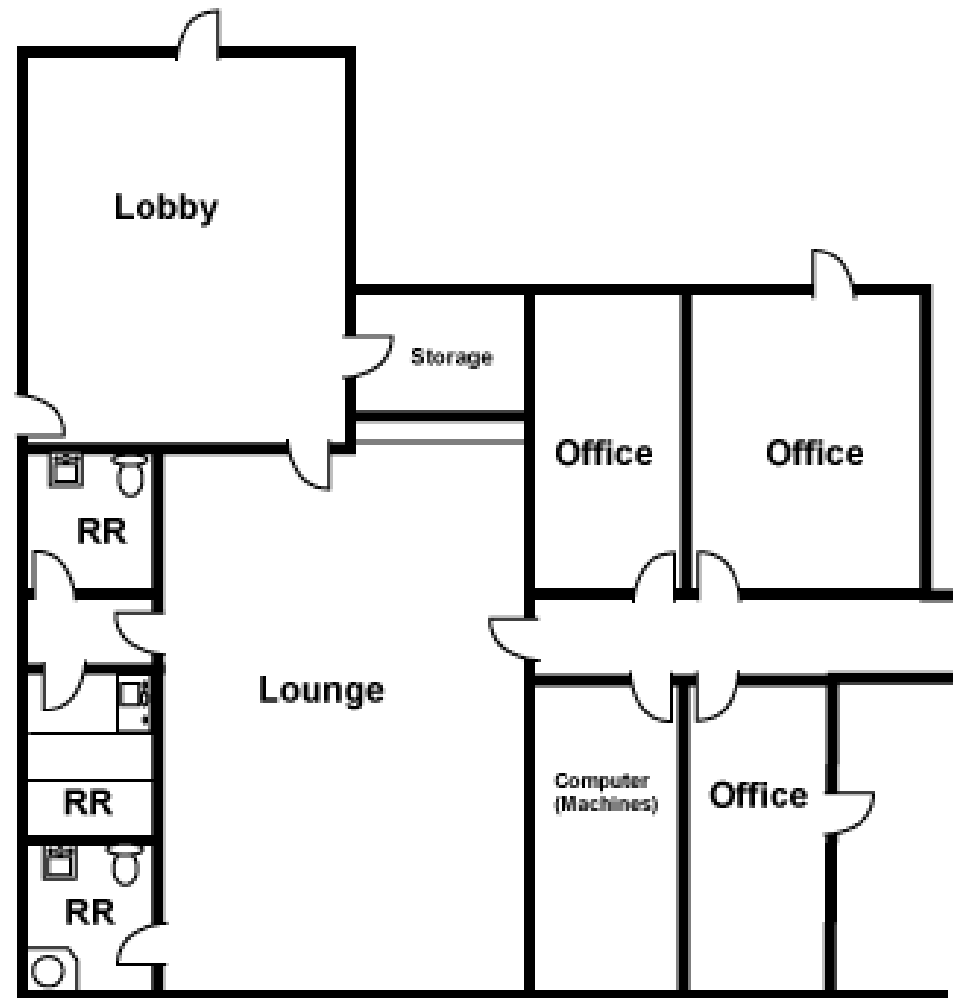


NOT TO SCALE *

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HARRISON PARKWAY 28040

1ST FLOOR OFFICE FLOOR PLAN

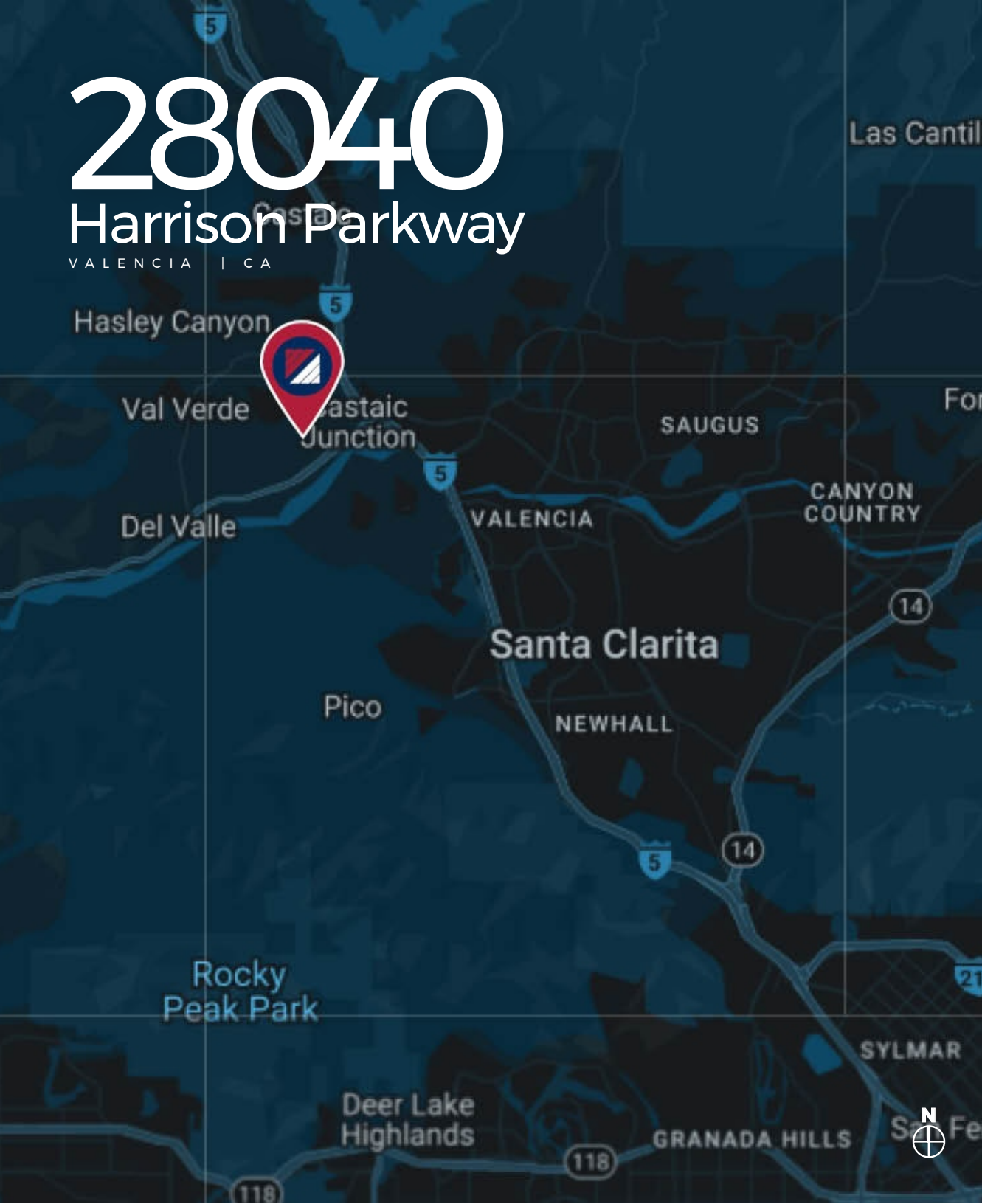


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Harrison Parkway

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LOCATION



LAX INT'L AIRPORT
42.5 MILES | 1 HR 10 MINS



NEWHALL STATION
0.3 MILES | 7 MINS

SANTA CLARITA STATION
0.4 MILES | 10 MINS



5 FWY
0.9 MILES

SR-14
2.4 MILES

118 FWY
3.9 MILES

28040 Harrison Parkway in Valencia strikes an excellent balance between functionality and convenience. It offers top-notch infrastructure for industrial or corporate operations, enhanced by thoughtful amenities and superb connectivity.

Nestled near the intersection of the 126 and 5 freeways, the property offers excellent regional and logistical access—ideal for distribution, manufacturing, or other operational needs.

MEET THE LISTING AGENTS

28040

Harrison Parkway

VALENCIA | CA



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