



FOR SALE | HIGH-IMAGE INDUSTRIAL / FLEX CONDO

28534 Constellation Road, Santa Clarita, CA 91355

+/- 2,410 SF Building | Sale Price: \$925,000



CONTACTS:



Dean Cox

Senior Vice President | DRE #01331788
Office: 661.295.9300
Cell: 661.644.6120
dean@crissmancommercial.com



Aaron Avila

Senior Vice President | DRE #02037778
Office: 661.295.9300
Cell: 661.993.9873
aaron@crissmancommercial.com

PROPERTY INFO



28534 Constellation Road Santa Clarita, CA 91355

APN# 2866-047-104
County Los Angeles
Zoning SCBP
Structure Size 2,410 SF
Year Built. 2006
Warehouse. Approx. 700 SF Total
Offices 2 Private Offices
Restrooms. 2 Restrooms
Roll Up Doors. Ground Level (1) : 10' x 12'
Power. To be verified by buyer
Tenants. Owner Occupied

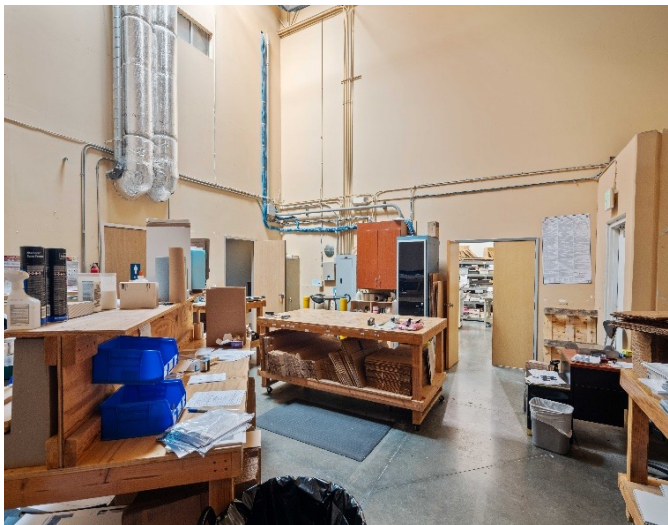
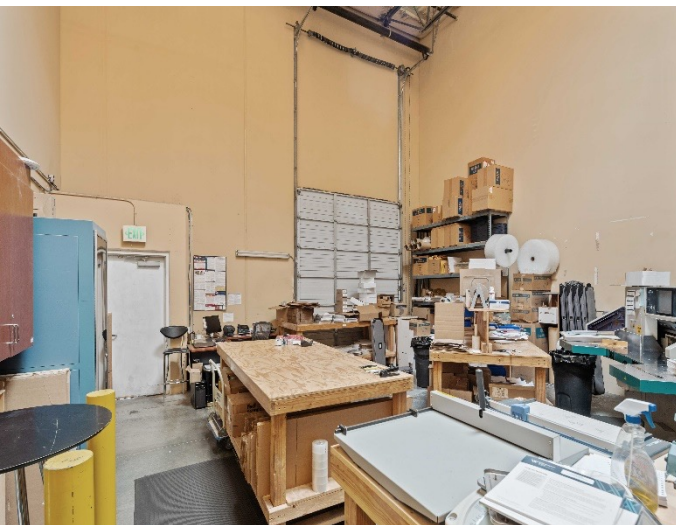
Sale Price: \$925,000



HIGHLIGHTS

- ✓ **Excellent Owner-User / Investment Opportunity**
- ✓ **Prime Valencia Location Within the City of Santa Clarita Jurisdiction**
- ✓ **2 Private Offices, Large Bullpens and Reception Area**
- ✓ **2 Private Restrooms with new finishes**
- ✓ **Approximately 700 SF Warehouse w/ HVAC**
- ✓ **23' Ft Minimum Warehouse Clearance - Ample Power - (1) 10' x 12' Ground Level Loading Door**
- ✓ **Large Upgraded Kitchenette and new finishes throughout**
- ✓ **Minutes from Valencia Town Center, Amenities, Restaurants, Hotels, Public Transportation, and I-5 FWY & 126 FWY**





Walmart,
LA Fitness,
Smart & Final,
The Coffee Bean,
The Habit Burger

Newhall Ranch Rd

Six Flags
Magic Mountain

Constellation Rd

