

INVESTMENT OPPORTUNITY

28745 Industry Dr | Valencia, CA



Table of Contents

Accessibility Map
Synopsis & Investment Summary

Investment Highlights
Property Details & Parcel Map

Floor Plans
Photos



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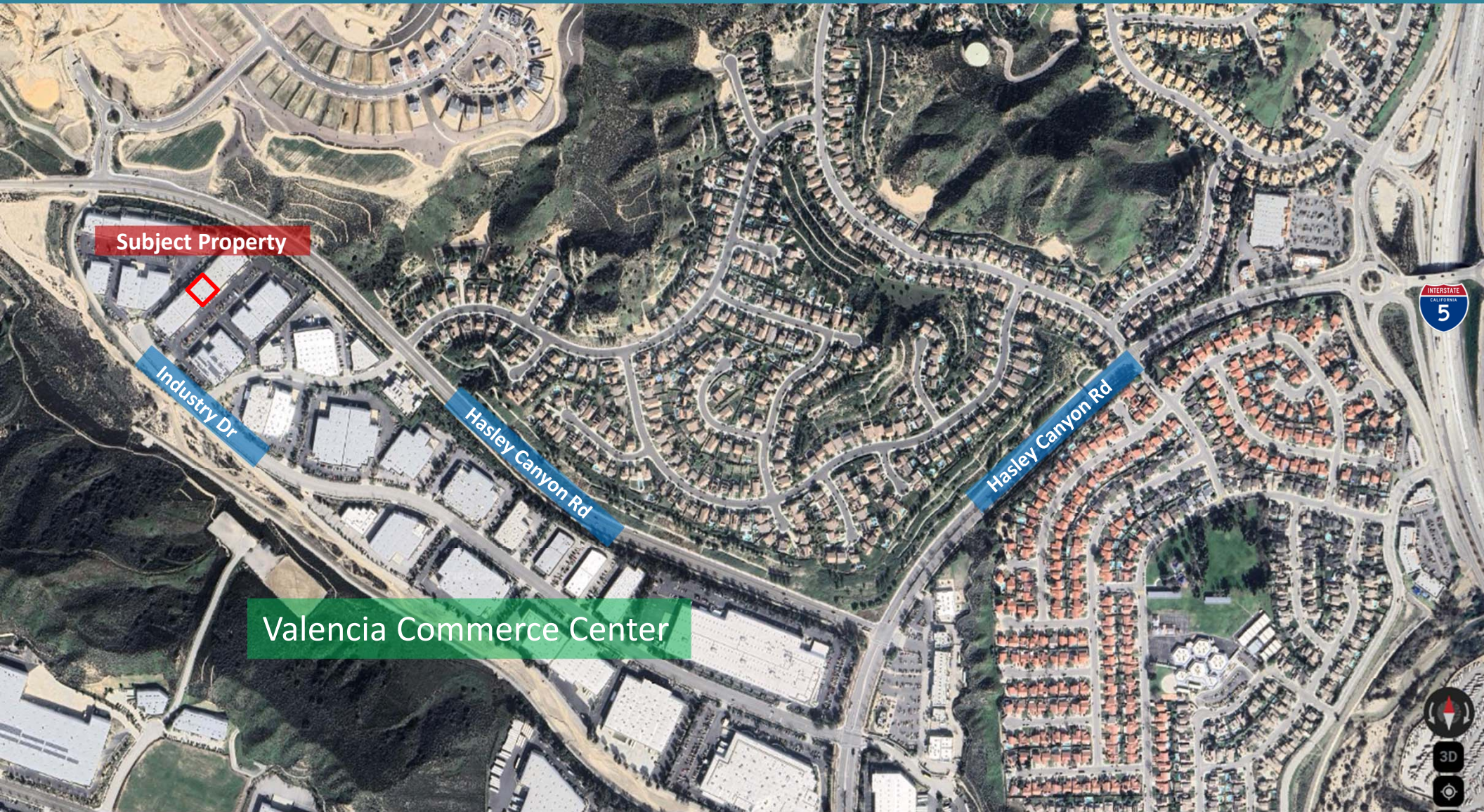
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CBD Investment Inc | 9228 Las Tunas Dr. | Temple City, CA 91780

Accessibility Map



Synopsis

CBD Investment Inc is proud to present this highly desirable Industrial warehouse in Valencia. Built in 2006, this relatively newer structure is constructed with updated Building & Safety code requirements. It features a well maintained 13,825 SF building with lot size of 8.83 acres.

Investment Summary

Offering Price	\$3,850,000
Total GLA	13,825 SF
Total Land Area	8.83 Acres
Investment Type	Owner User/Investment



Investment Highlights

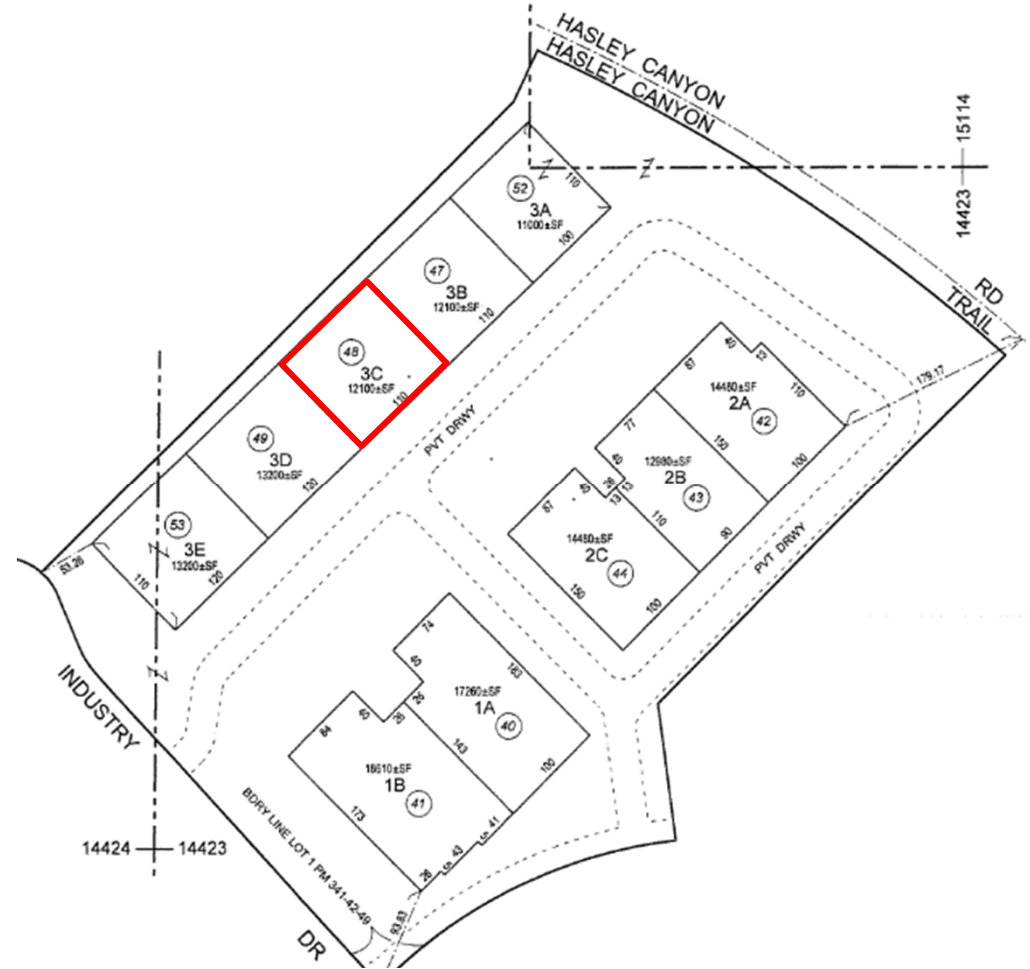
- Located at desirable Valencia Commerce Center which is part of the Santa Clarita Valley Business Park.
- Easy access to 5 freeway.
- Offers a 13,825 SF building area
- With the majority of commercial properties in the immediate area being owned by long term holders, 28745 Industry Dr. represents a rare opportunity to own commercial real estate in Valencia for a wide array of usages / businesses.
- Features approx. 18' - 26' ft ceiling height
- Fully equipped with 2 Loading doors (1 Ground Level + 1 Raised Door), 400 Amp Power, 2 HVAC Systems, 4 Restrooms, Built-In cabinetry & Bolted Storage Racks included.
- Existing Owner-user operates as Cosmetic & Beauty products wholesaler and has maintained/managed the building in excellent condition.
- Great for investment or owner user.



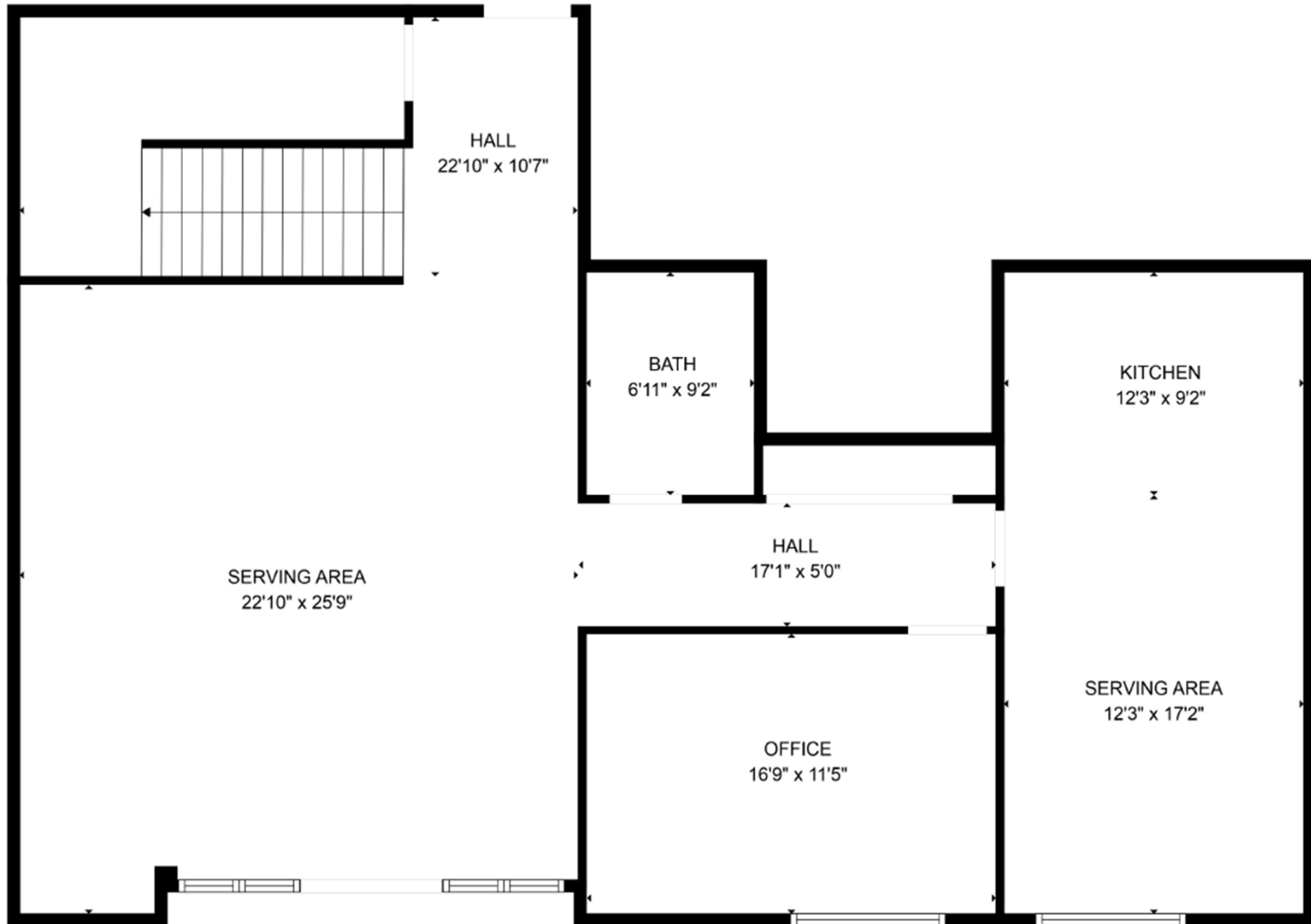
Property Details

Address	28745 Industry Drive, Valencia, CA 91355
Size (SF)	13,825
Land Size (AC)	8.83
Zoning	LCA2
APN	2866-060-048
Year Built	2006
Occupancy	Owner/User
GL Doors	2
Ceiling Height (ft)	Approx. 18-26
Electricity	400 Amps 277/480 Volts
Construction	Masonry
HVAC system	2 (1 Warehouse 1 office)
Specific Use	Warehouse/Office
No. of Restrooms	4

Parcel Map



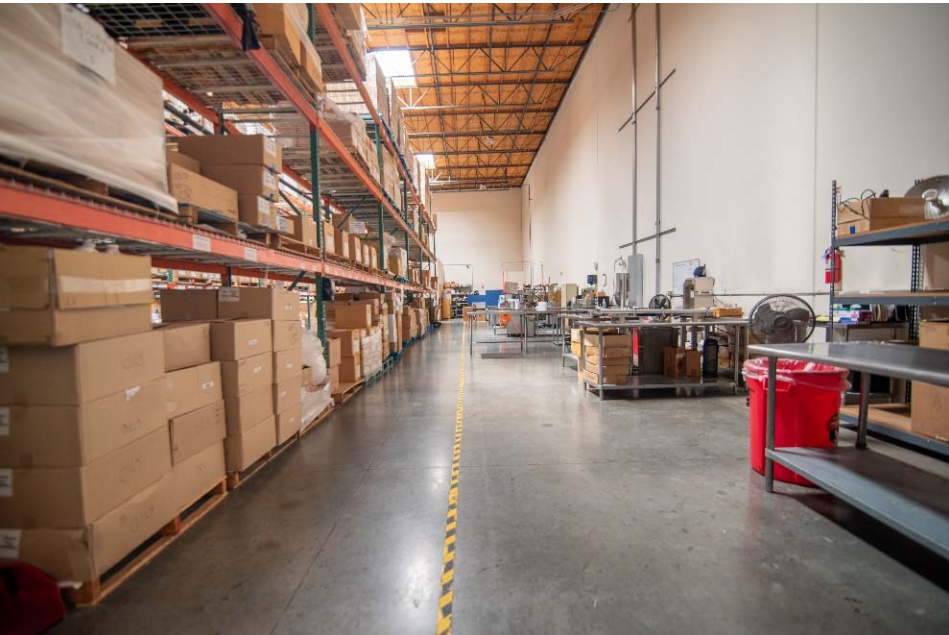
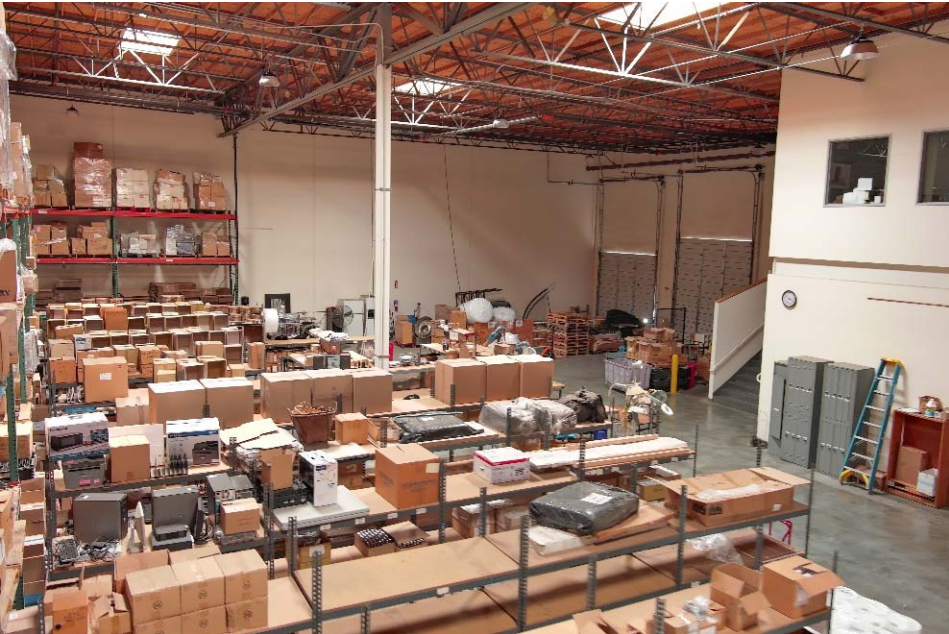
Floor Plan 1F



Floor Plan
2F



Photos



Photos



Photos



Photos



Disclaimer

Property details, financials, and analysis tools used for evaluation are deemed reliable estimates in current market. However, brokerage advises all buyers and investors to rely and conduct own due diligence regarding the property details, size, zoning, floor plan, condition and potential usages etc.



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