

For Lease

20,481 SF Industrial Building

Valencia Commerce Center

28908 N Avenue Paine, Unit A

Valencia, CA 91355

AVAILABLE

Accelerating success.

Matt Dierckman

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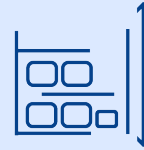
Building Highlights



State-of-the-Art Facility /
Excellent Warehouse
Opportunity



4 Truck High
Doors



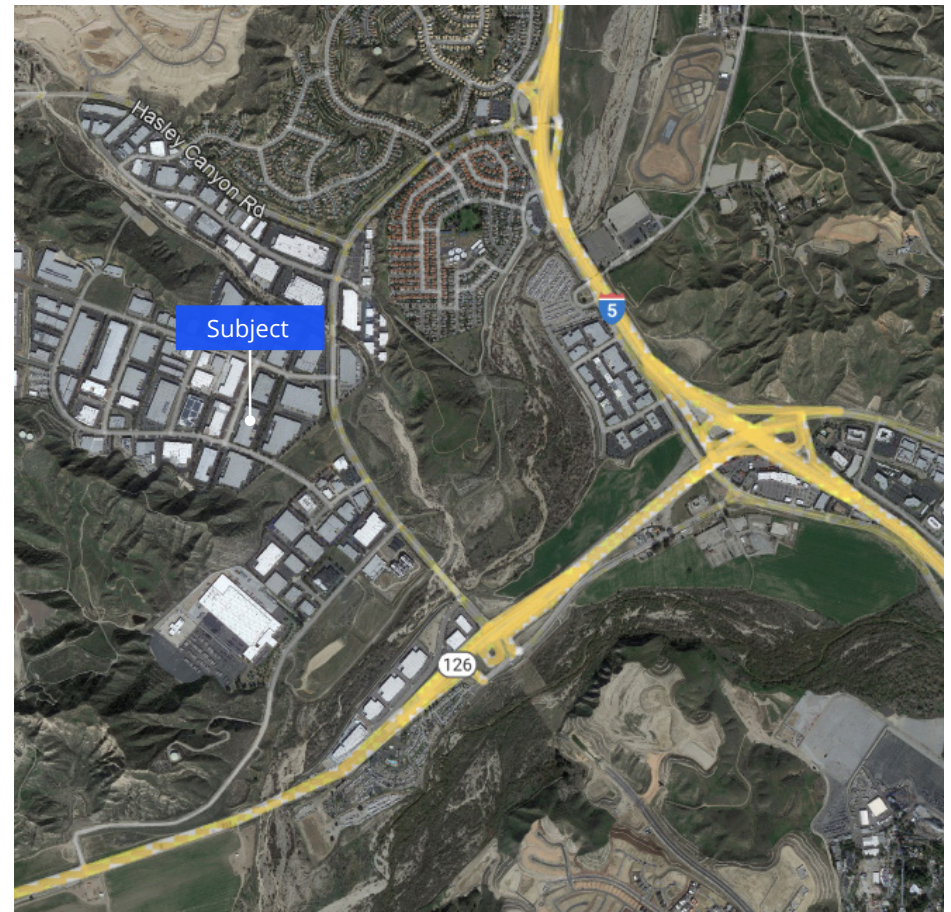
28'
Clearance



Large Trucking
Court

Available SF	20,481
Monthly Rent	\$27,649
Lease Rate/SF	\$1.35 NNN / Op. Ex. \$0.32
Clear Height	28'
DH Doors / Dim	4 / 9'x10'
GL Doors / Dim	1 / 12'x12'
Power	200A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	41 / 2.0:1
Sprinklered	Yes
Office SF / #	1,998 / 5
Restrooms	3
Zoning	LCM1,5
Possession	30 Days
To Show	Call Agent

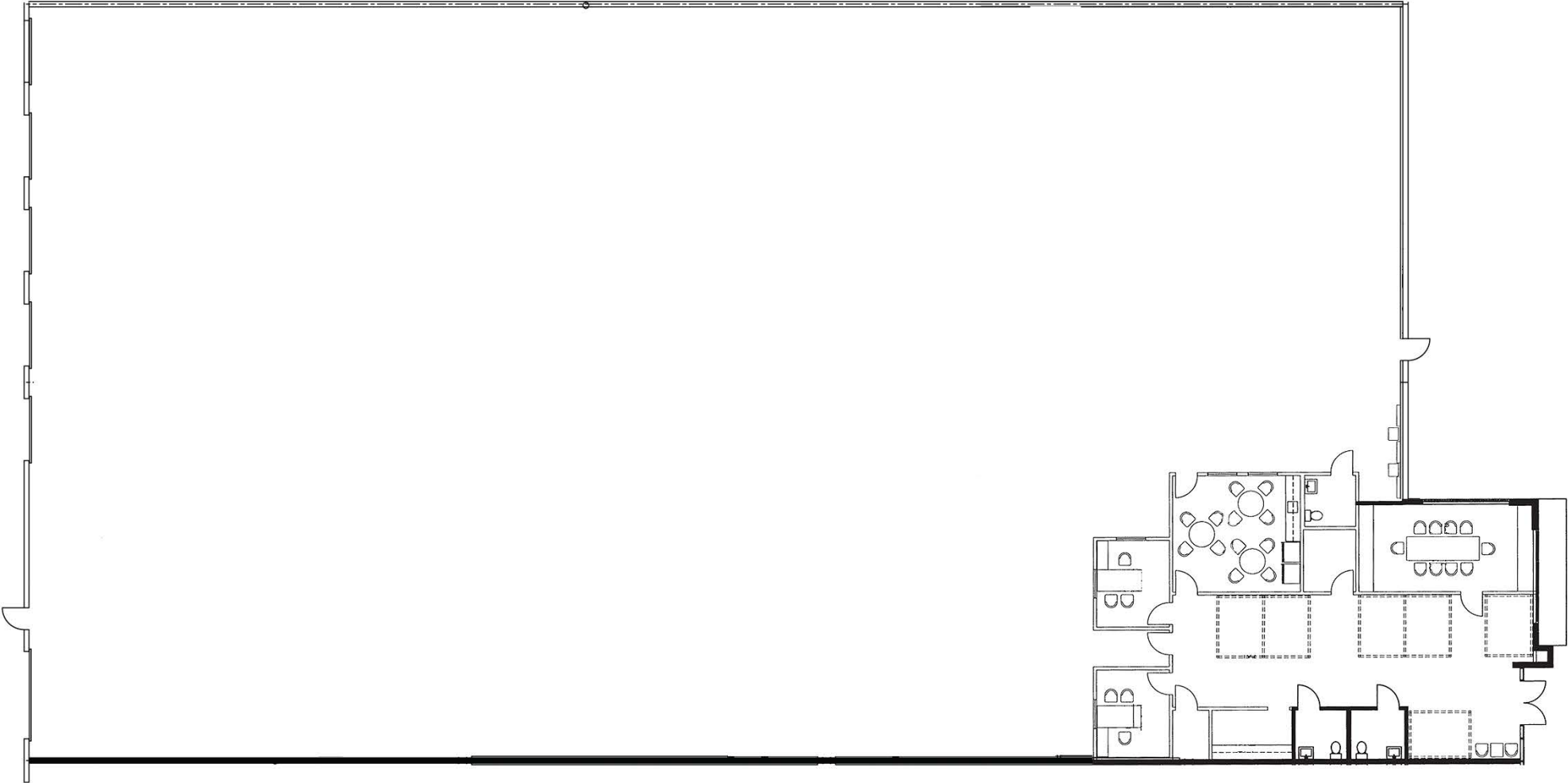
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



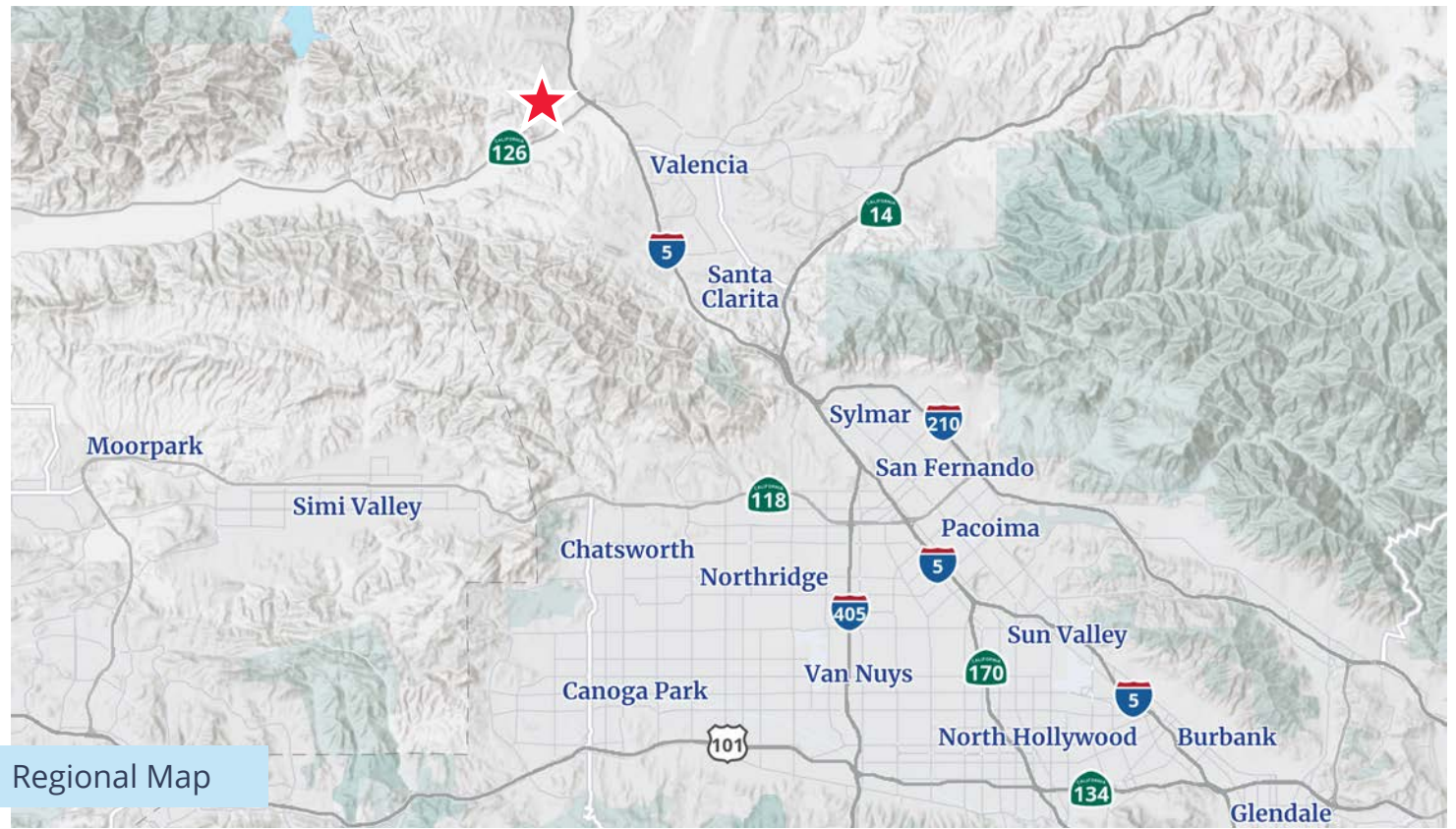
Photos



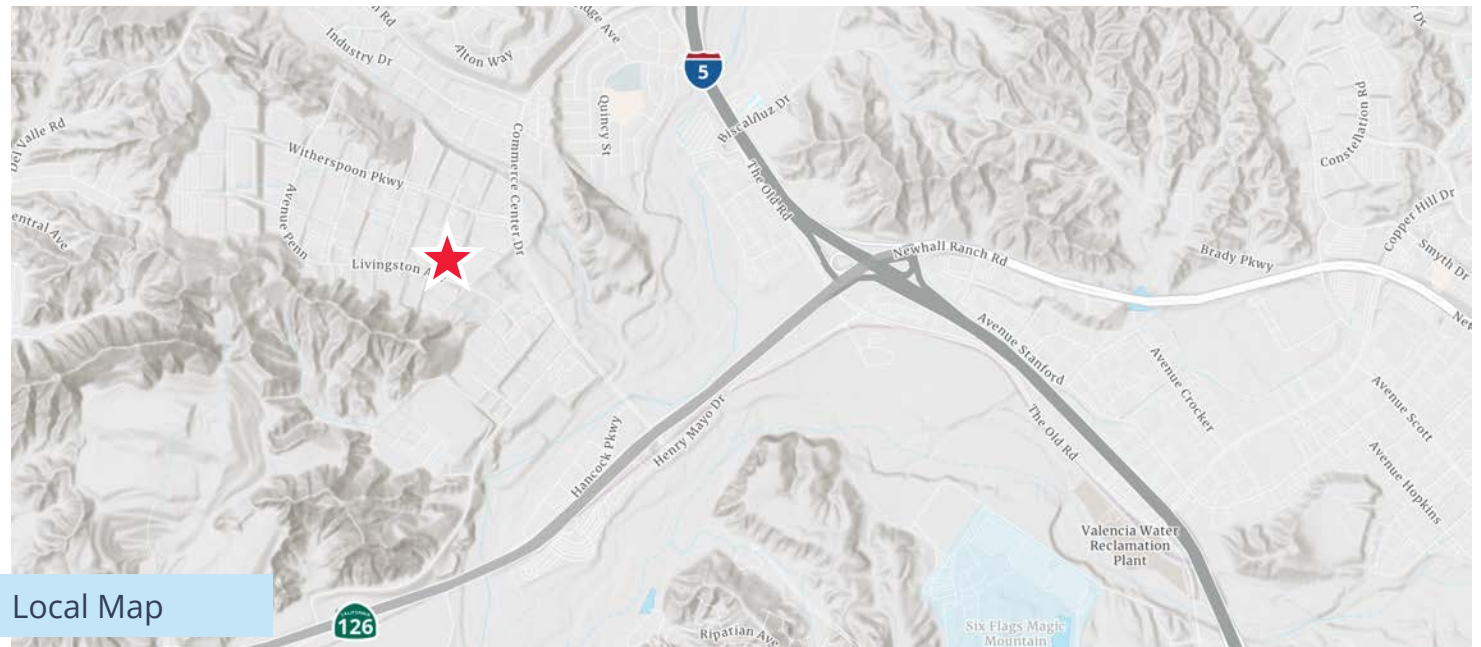
Layout



Location Maps



Regional Map



Local Map

28908

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Contact Info

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