

**25371 RYE CANYON ROAD
VALENCIA CA 91355**



FOR LEASE - 12,500 SF

EXCLUSIVELY LISTED BY:

Eric Seidenglanz

Vice President

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Cal DRE Lic #01975684

NAI Capital - Encino

15821 Centura Blvd., Suite 320E

Los Angeles, CA 91436

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS

25371 RYE CANYON ROAD, VALENCIA CA 91355

Monthly Rent	\$17,375
Monthly Operating Expenses	\$2,500
Operating Expenses/SF	\$0.20
Unit Size	12,500 SF
Clear Height	20' – 22'
Fenced Yard Space	3,336 SF (139' x 24')
Power	400 Amps : 277/480 Volt : 3 Phase : 4 Wire
GL Doors	Two One (1) 14'x13' One (1) 10'x10'
Office SF	± 1,145 SF
Finished Office Mezz. SF	± 488 SF
UnFinished Office Mezz. SF	± 525 SF
Restrooms	2



FENCED
SECURE YARD



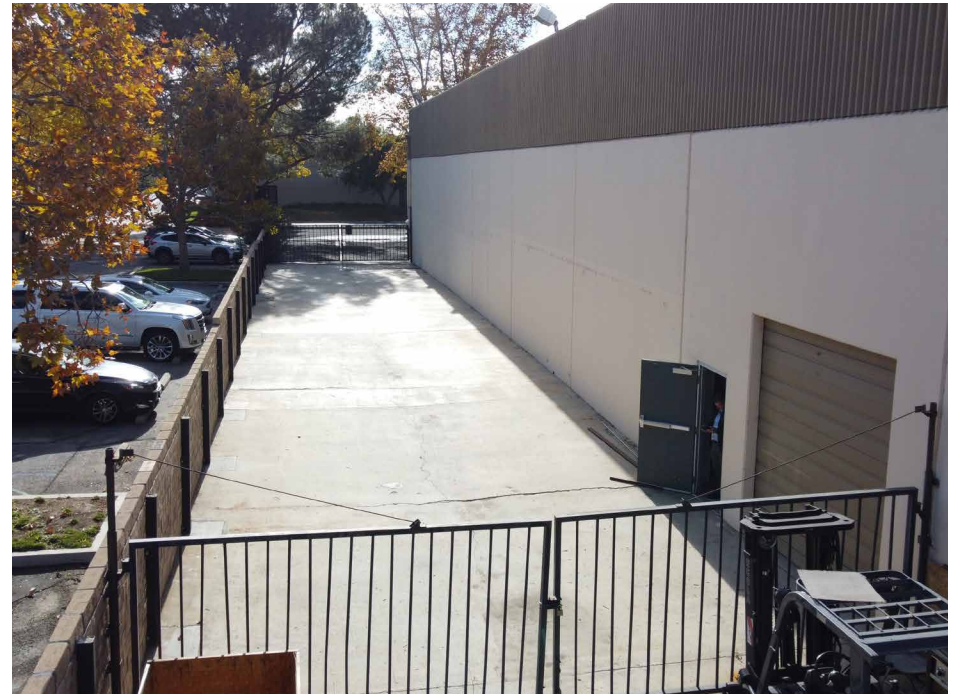
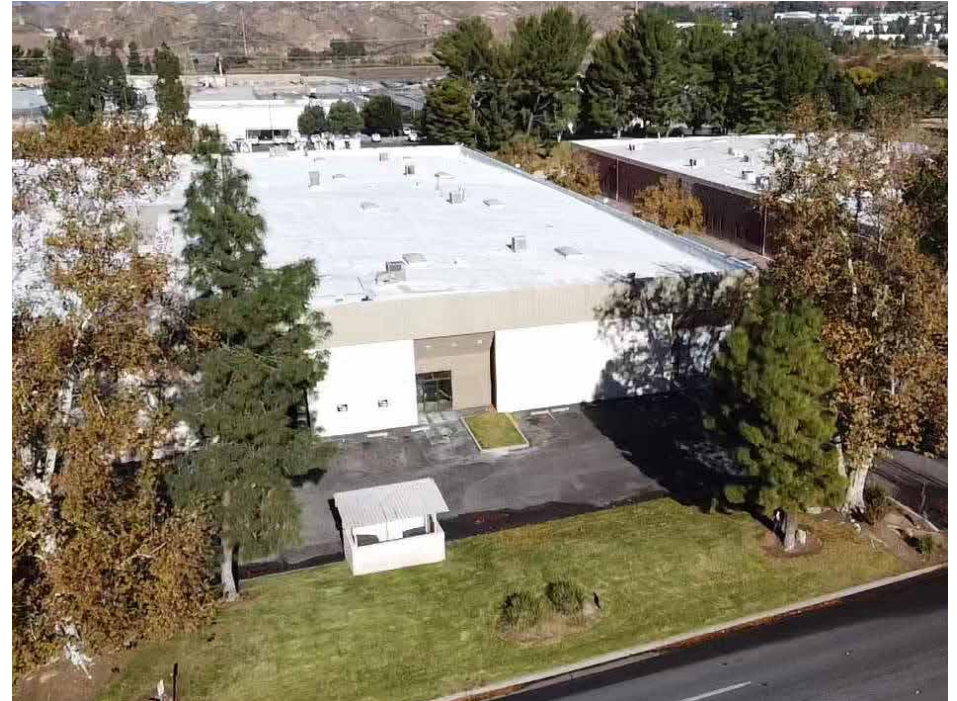
HEAVY
POWER



MINIMUM
OFFICE SPACE



EXCELLENT
LOADING



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



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