



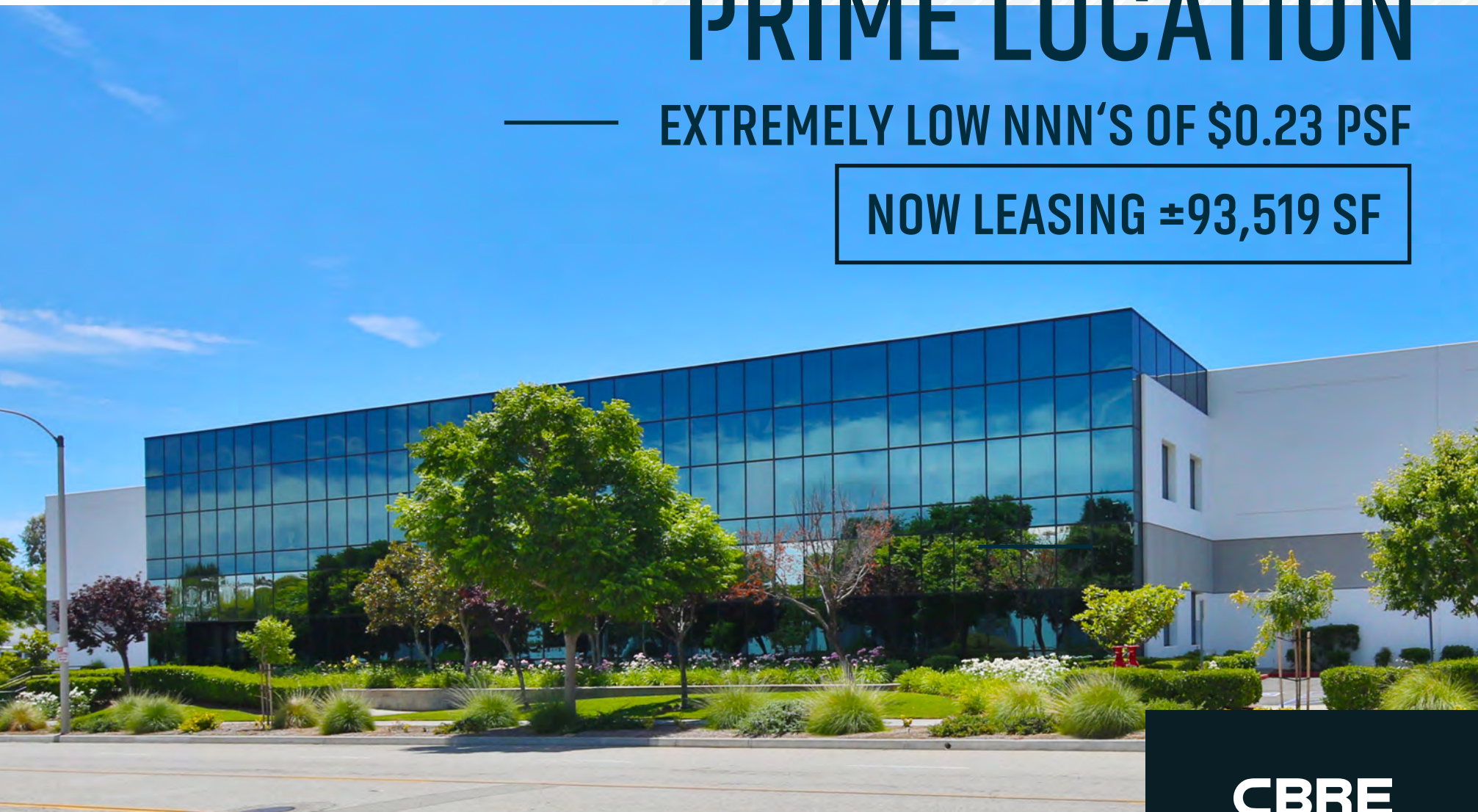
INDUSTRY DRIVE

VALENCIA, CA

MODERN INDUSTRIAL, PRIME LOCATION

— EXTREMELY LOW NNN'S OF \$0.23 PSF

NOW LEASING ±93,519 SF



CBRE

INDUSTRIAL DONE RIGHT

Located in one of Valencia’s most sought-after business locations, 28220 Industry Drive is a standout Class A industrial building that delivers on both design and function. A bold glass exterior gives the property strong curb appeal, while ground-floor offices, a well-appointed lunchroom and locker facility, and a 140’ concrete yard make it a practical choice for discerning tenants.

Infrastructure to Support Demanding Operations:

The facility provides **4,000 amps of 277/480V power**, offering substantial electrical capacity for data-intensive, manufacturing, or high-consumption users. Complemented by an **ESFR sprinkler system** the building is well-equipped to meet the operational requirements of today’s industrial and logistics tenants.

THE HIGHLIGHTS

Stunning and Modern Facility Located Within Valencia Commerce Center

Full Concrete Yard Area That Can Be Secured

Spacious Lunchroom and Locker Facility

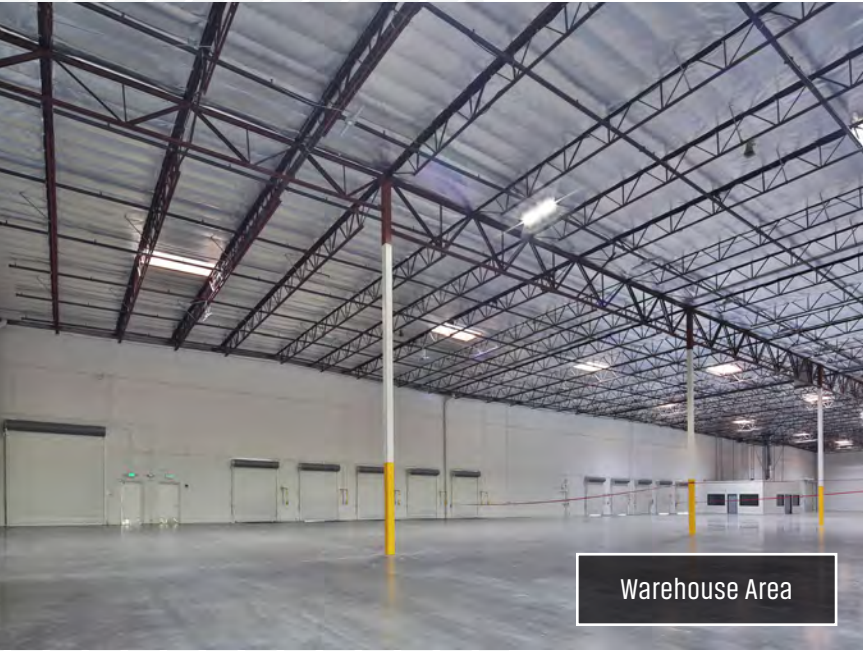
ESFR Fire Sprinkler System

28' Minimum Clear Height

Unbeatable Access to I-5 Freeway and Highway 126

Outdoor Garden Patio to Meet, Eat and Retreat

Premier Retail and Dining Just Minutes Away



A CLOSER LOOK



BUILDING INFORMATION

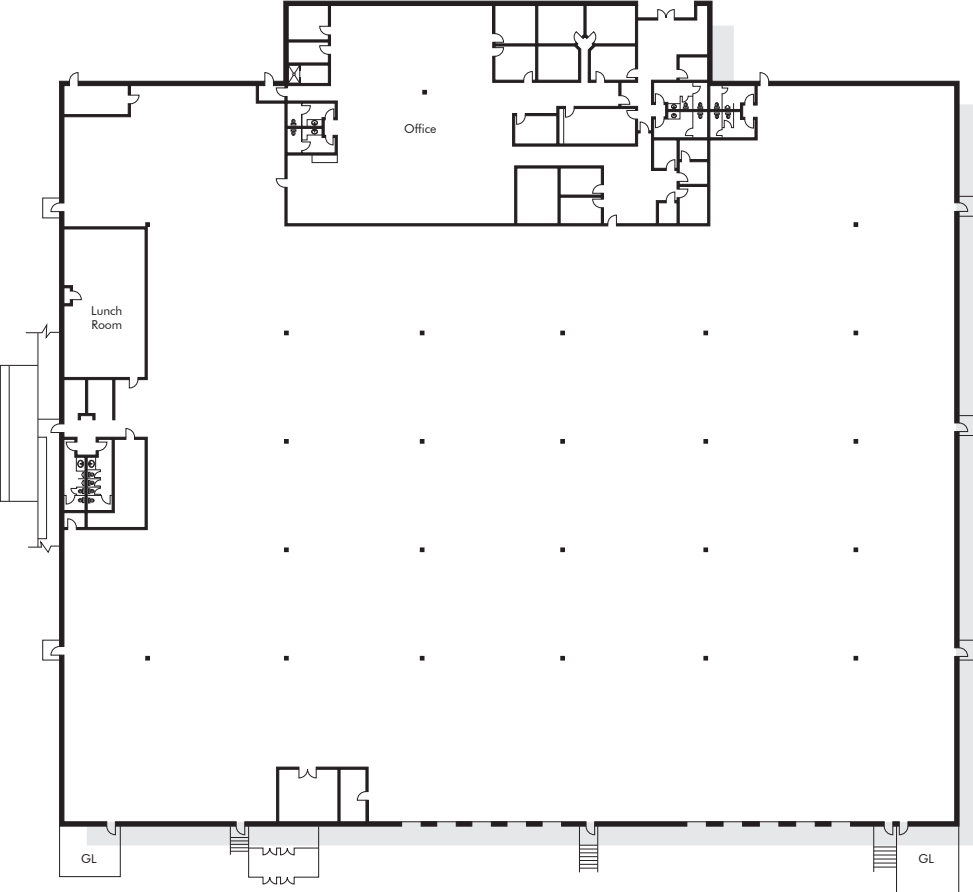


Size: 93,519 SF	Parking Spaces: 177 Spaces
Office SF: 12,853 SF	Power: 4000 Amps / 277/480V
Lease Rate/SF: \$1.45 NNN	Sprinklers: ESFR
NNN Fees/SF: \$0.23	Restrooms: 9
Ceiling Minimum Clear Height: 28'	Possible Yard
A/C: In Office	Possession: January 2027

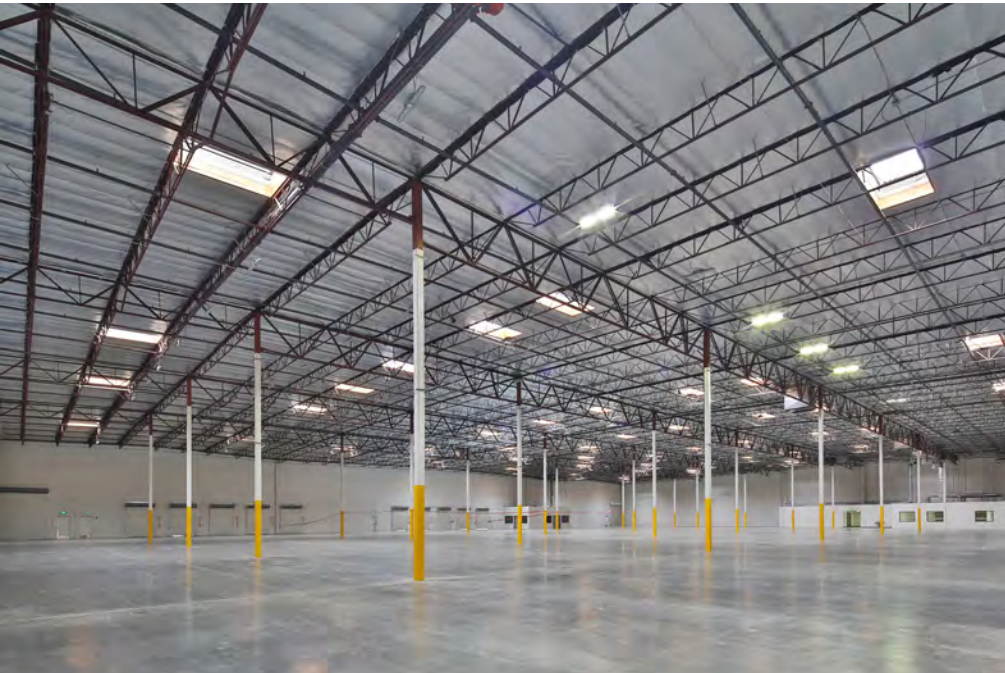
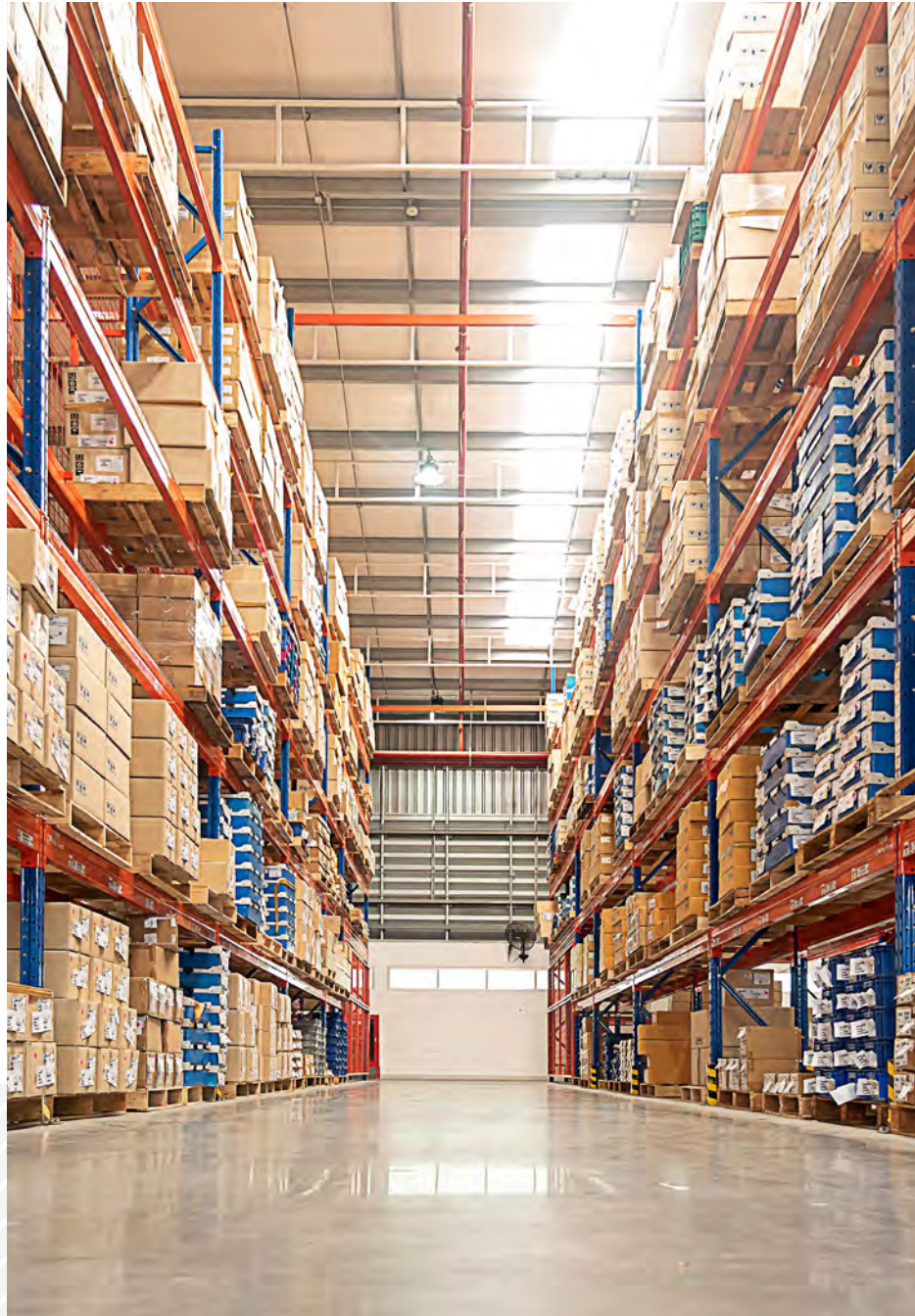
Ground Level Doors: 2 (12' x 14')



FLOOR PLAN



MODERN, FUNCTIONAL,
AND MOVE-IN READY



A PREMIER BUSINESS ENVIRONMENT WITH LOCAL CHARACTER

28220 Industry Drive in Valencia, CA represents a rare opportunity to expand your business in one of the most desirable submarkets in the United States. Valencia is located in the northwestern corner of the Santa Clarita Valley, part of a master planned community. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. It is no wonder why that many are flocking here to experience its beauty and business incentives. With unbeatable access to major highways and premium amenities just minutes away, 28220 Industry Drive is your next smart business move.



PIVOTAL POSITIONING



Located within Valencia Commerce Center



Easy access to Burbank Airport (30 mins) and LAX (40 mins)



10 Minutes from San Fernando Valley



40 minutes from Los Angeles, Glendale and Pasadena



INDUSTRY DRIVE

VALENCIA, CA

MODERN INDUSTRIAL, PRIME LOCATION

— SCHEDULE A TOUR:

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