

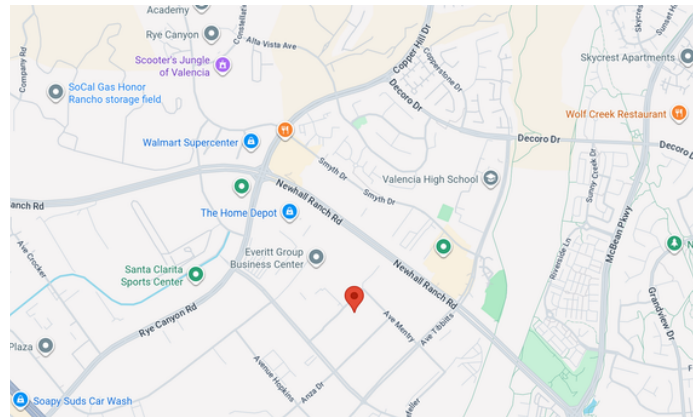


FOR LEASE | INDUSTRIAL
±5,365 SF
VALENCIA INDUSTRIAL CENTER

PRICING

\$1.39
SF/MG

CAM FEE IS \$0.155/SF



PROPERTY DETAILS

- **Office Area:** ±900 SF
- **Warehouse:** Functional warehouse space
- **Clear Height:** ±14'
- **Power:** 120/240V, 100/200 Amp, 3-Phase
- **Loading:** Grade-level loading
- **Office Layout:** Flexible configuration
- **Natural Light:** Excellent throughout office
- **Parking:** Ample surface parking
- **Access:** Easy access to I-5 Freeway
- **Location:** Valencia Industrial Center

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