



# 28034 Industry Dr

Unit B, Valencia, CA

**Industrial**

10,813 SF Available for Lease

High Image Business Park Setting  
Location in Master Planned Valencia Commerce Center

# Building Highlights



High Image Business Park Setting



Ample Parking



Located in Master Planned Valencia Commerce Center



Immediate Access to Interstate 5 & Highway 126

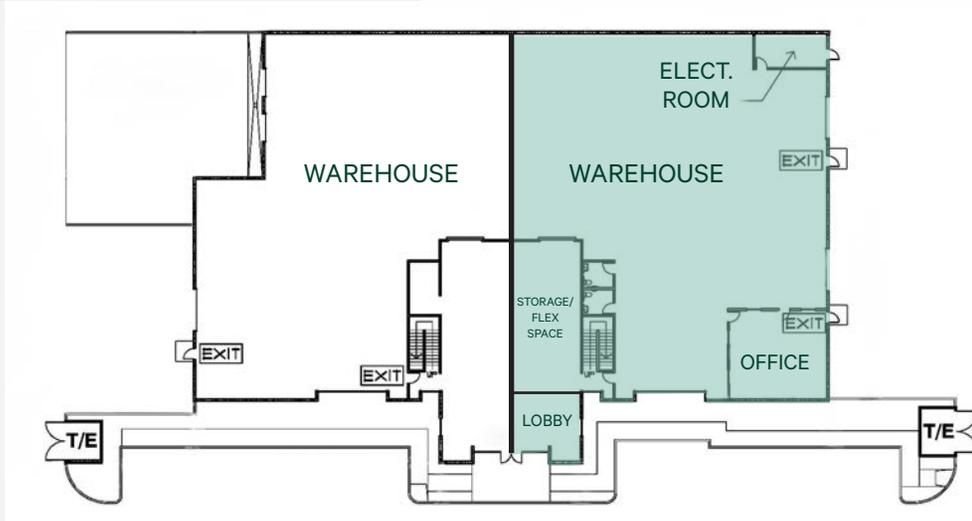


24' Ceilings, ESFR Sprinklers

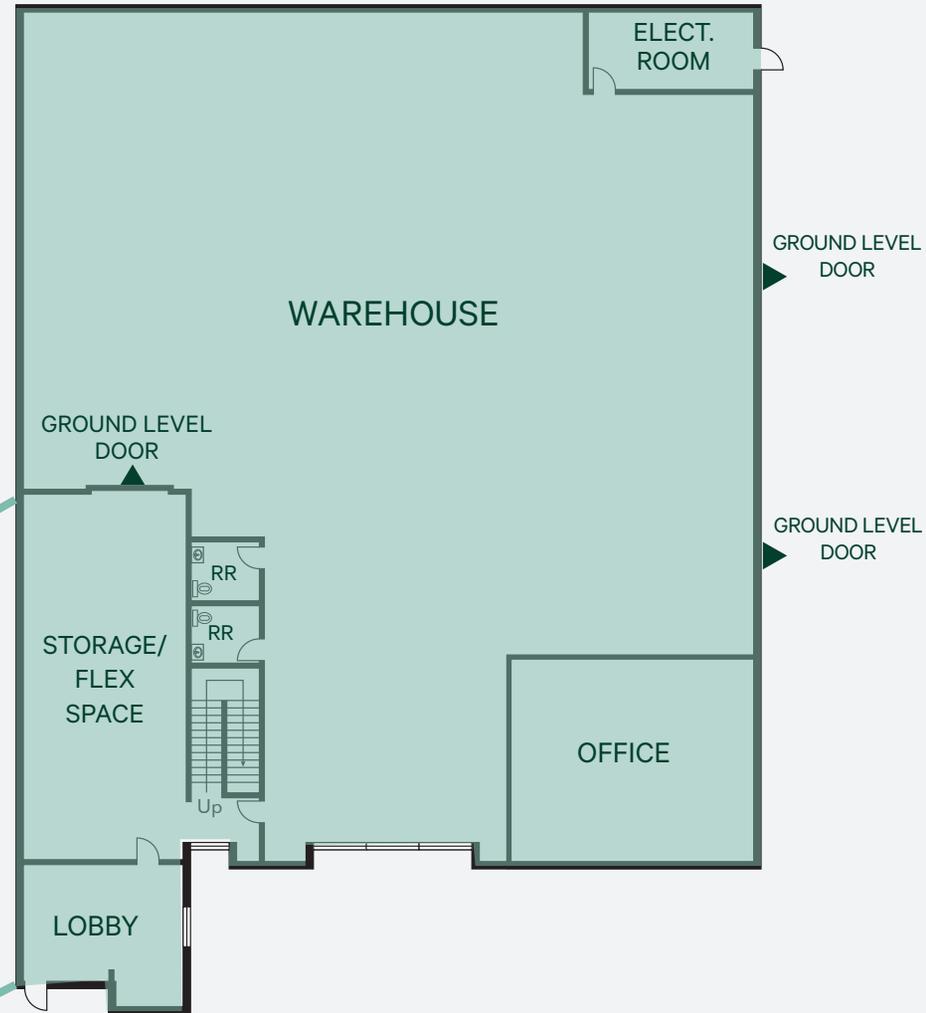
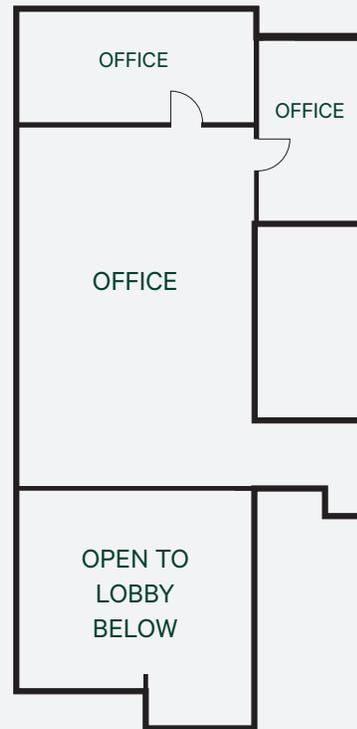
<b>Total SF</b>	10,813 SF
<b>Office SF</b>	1,938 SF
<b>Asking Base Rent Per SF</b>	\$1.30/SF/Month + NNNs
<b>Est. NNN Charges</b>	±\$0.26/SF/Month
<b>Restrooms</b>	2
<b>Grade Level Loading Door</b>	2 (12'x14')
<b>Minimum Clear Height</b>	24'
<b>Power</b>	200 Amps 277/480V; 3 Phase 4 Wire
<b>Parking Spaces</b>	15 Spaces
<b>Zoning</b>	M1.5



# Site Plan



## 2nd Floor Office Plan

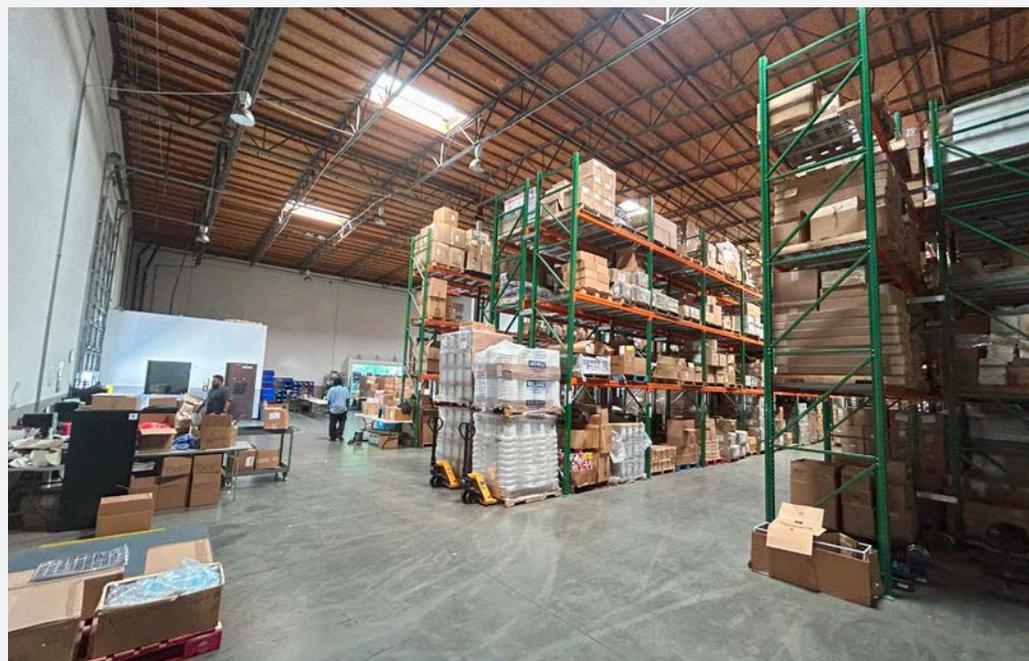
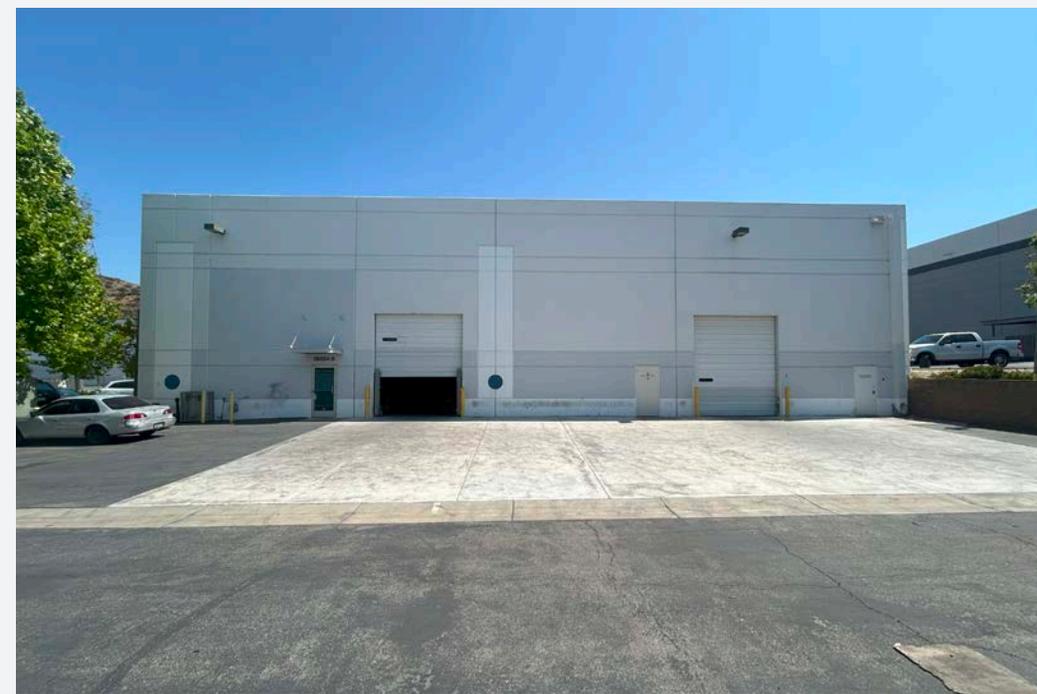


## Unit B Floor Plan

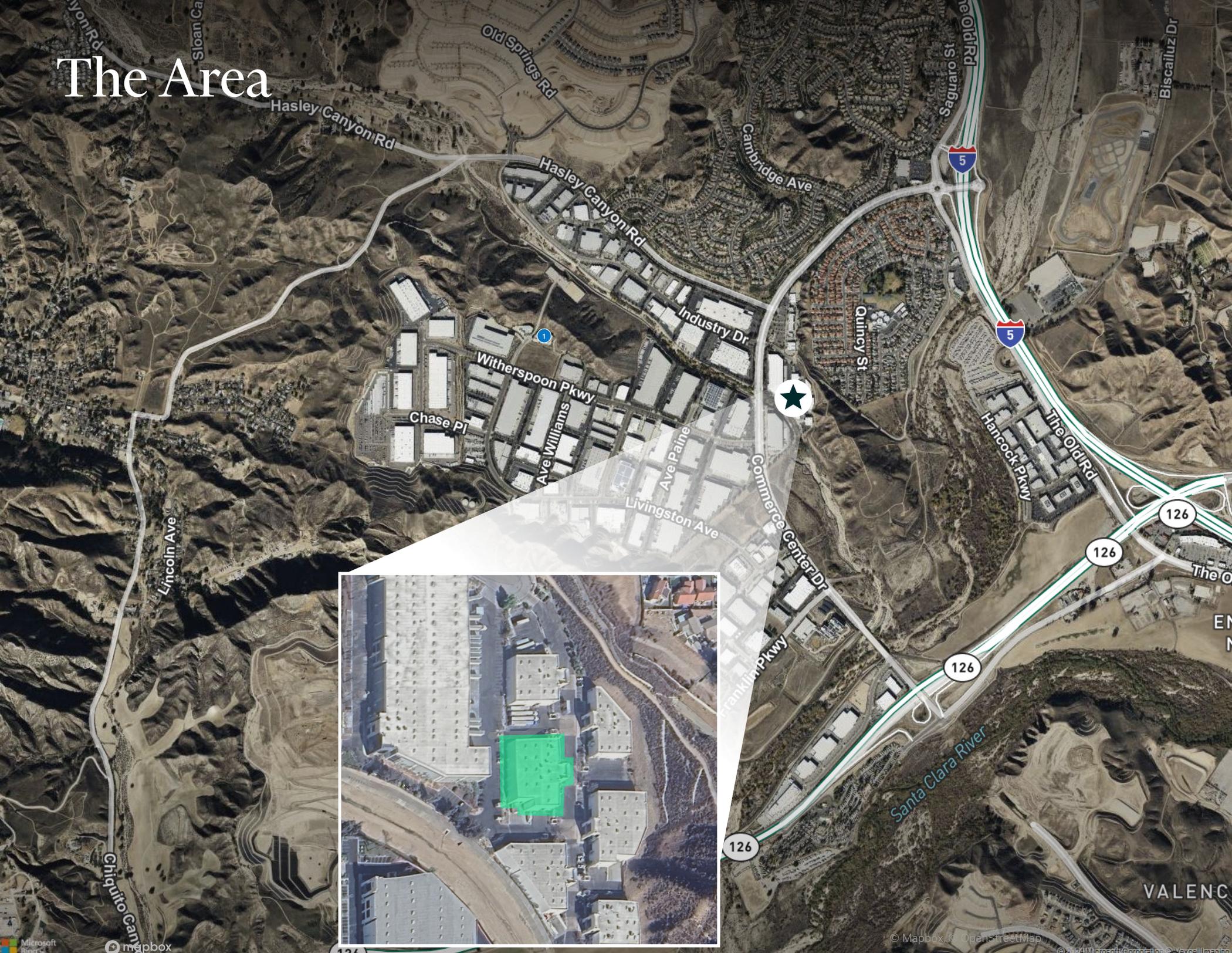
\*Plan is not to scale and shown for general reference purposes only.

# Building Photos

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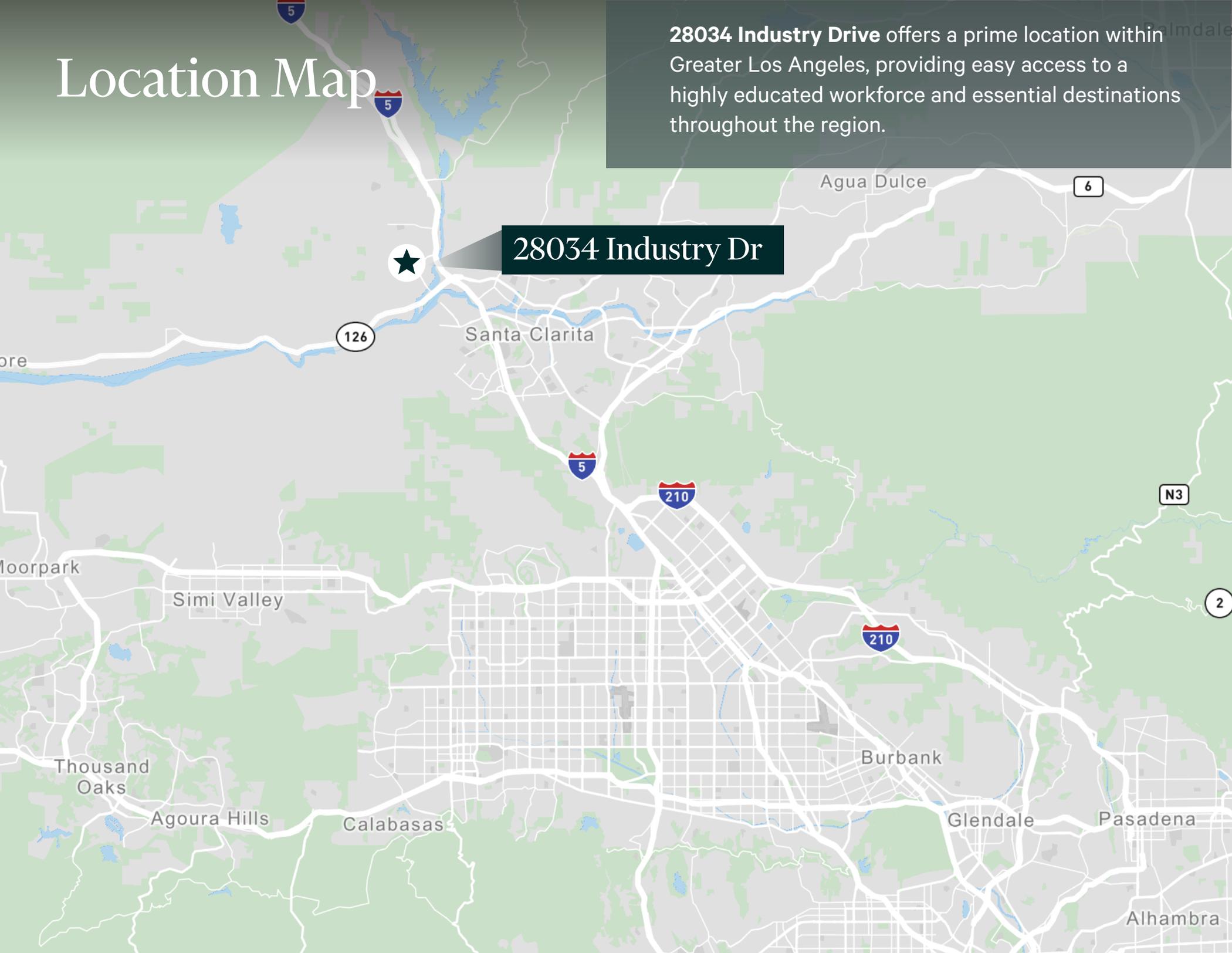


# The Area



# Location Map

**28034 Industry Drive** offers a prime location within Greater Los Angeles, providing easy access to a highly educated workforce and essential destinations throughout the region.



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FOR MORE INFORMATION, PLEASE CONTACT

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