

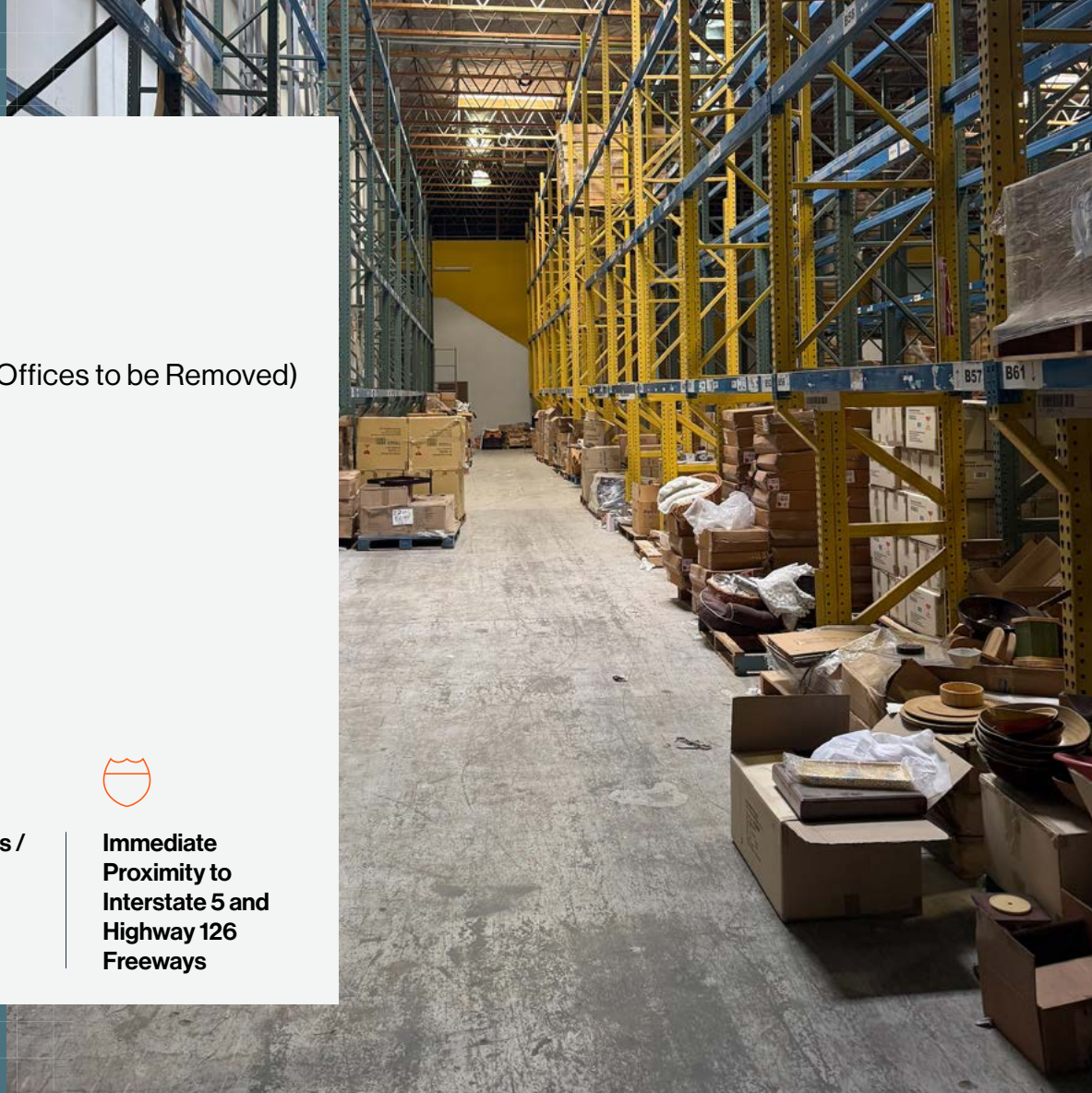
**28008 HARRISON PKWY | VALENCIA, CA**



**17,301 SF High-Image Industrial Facility** **FOR LEASE**

# Property Highlights & Details

PROMINENT AND VISIBLE  
CORNER LOCATION



## Details

**AVAILABLE SF:** 17,301 SF

**ASKING RATE:** \$0.99/SF/month NNN

**NNN CHARGES:** \$0.25/SF/month

**OFFICE:** 6,160 SF (Potential For Portion of Ground Floor Offices to be Removed)

**CLEAR HEIGHT:** 24'

**GROUND LEVEL DOORS:** 1 (12' x 14')

**DOCK HIGH DOORS:** 1 (10' x 10')

**POWER:** 600 Amps, 277/480 Volt 3phase 4wire

**PARKING:** 26 spaces

**RESTROOMS:** 5

## Highlights



High-Image  
Industrial  
Facility



24' Clear  
Height and  
100% HVAC  
Warehouse  
Area



Dock High  
and Ground  
Level Loading



600 Amps /  
277/480  
Voltage /  
3 Phase  
Electrical



Immediate  
Proximity to  
Interstate 5 and  
Highway 126  
Freeways

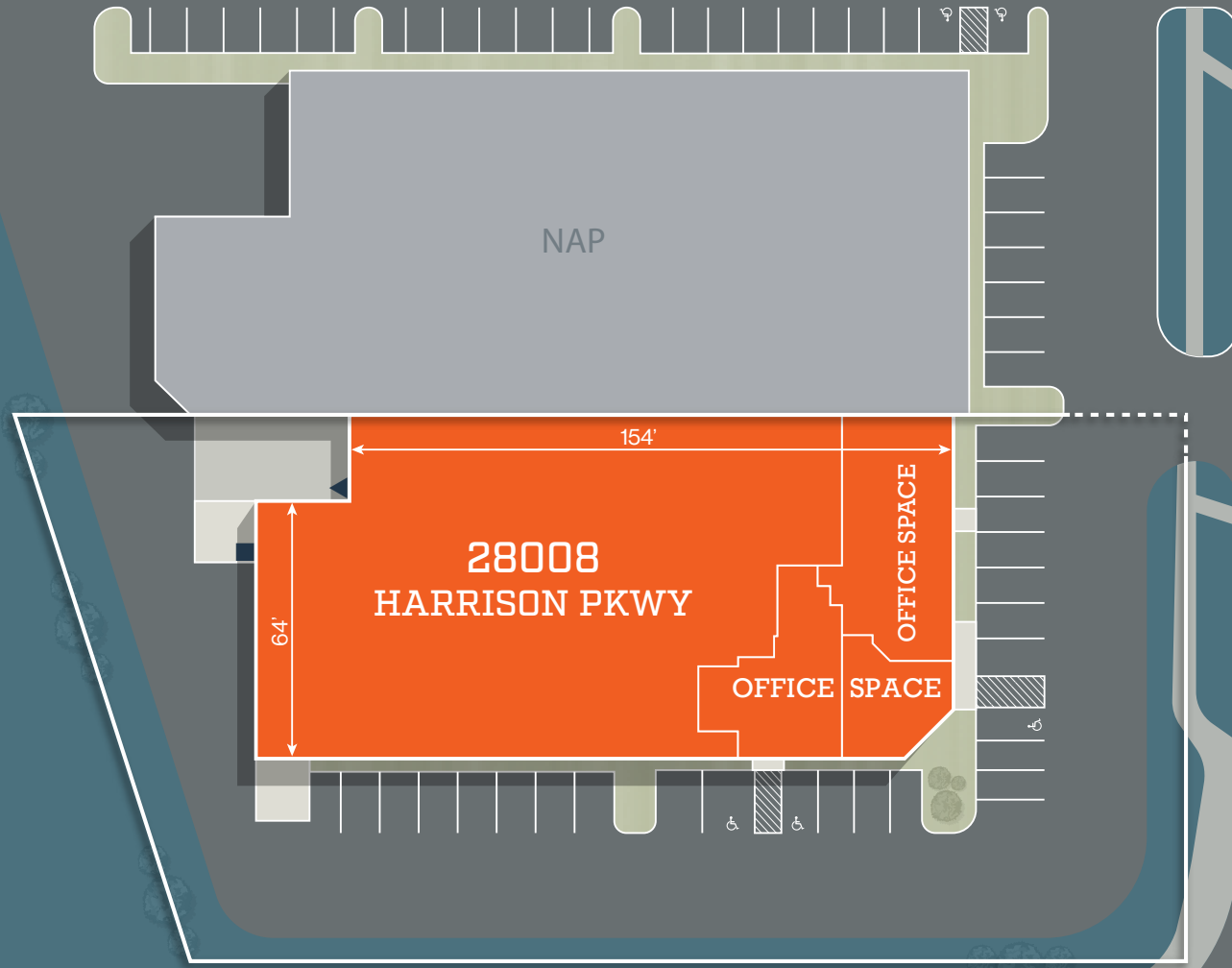
# Aerial View



Prominently Located Overlooking a Heavily Trafficked and Signalized Intersection in the Valencia Commerce Center



# Site Plan



- ▲ DOCK DOOR
- DRIVE-IN DOOR



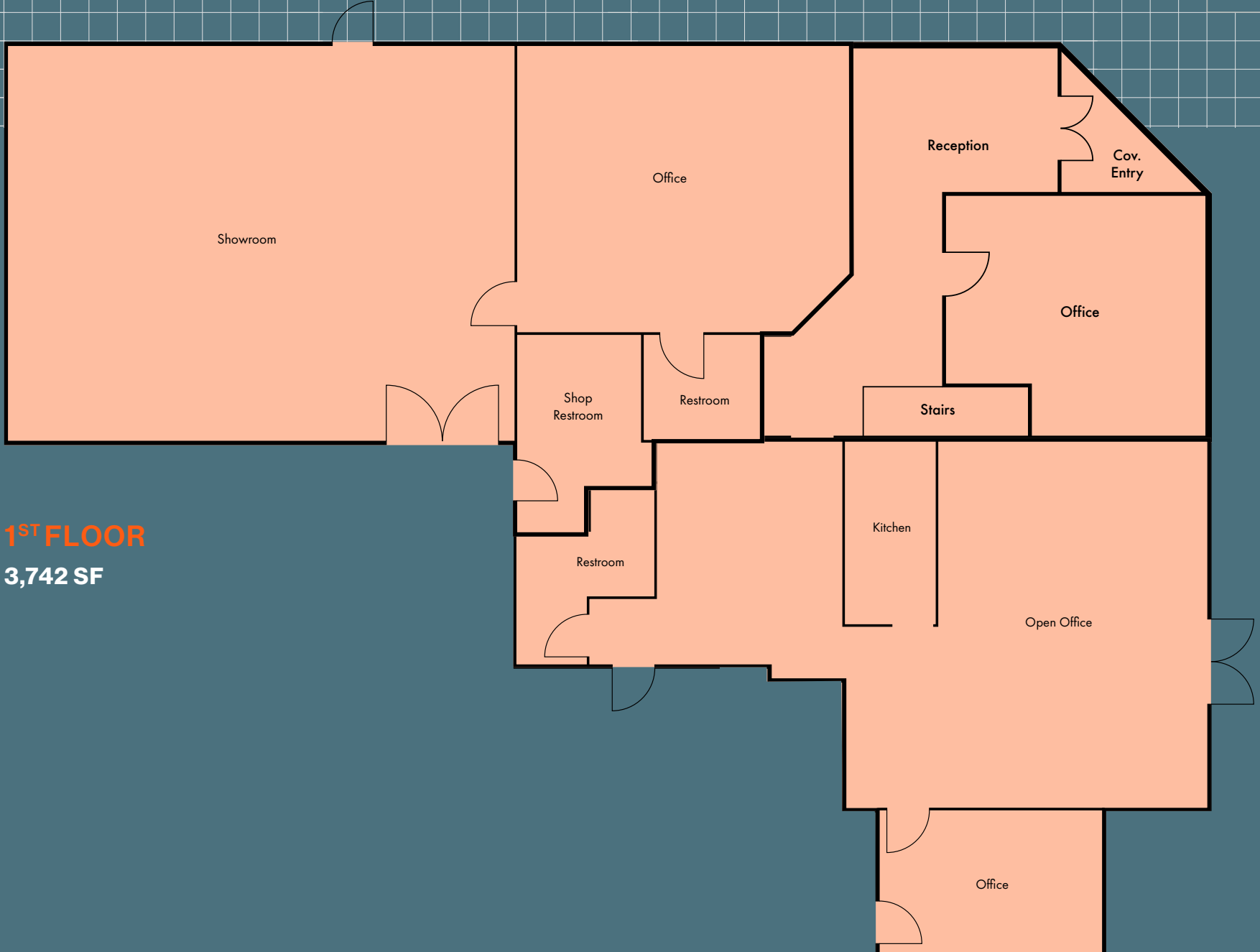
COMMERCE CENTER DR



HARRISON PKWY

# Office Floor Plan

28008  
Harrison  
Pkwy



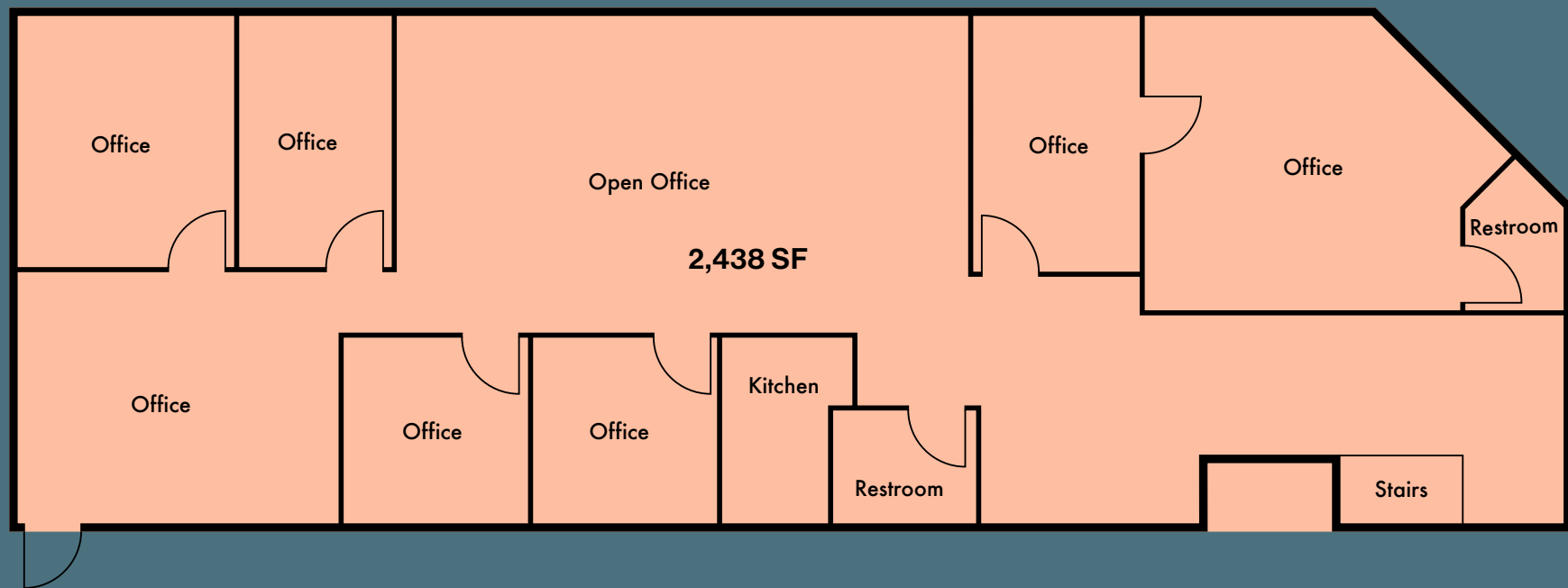
**1<sup>ST</sup> FLOOR**  
**3,742 SF**

# Office Floor Plan

28008  
Harrison  
Pkwy

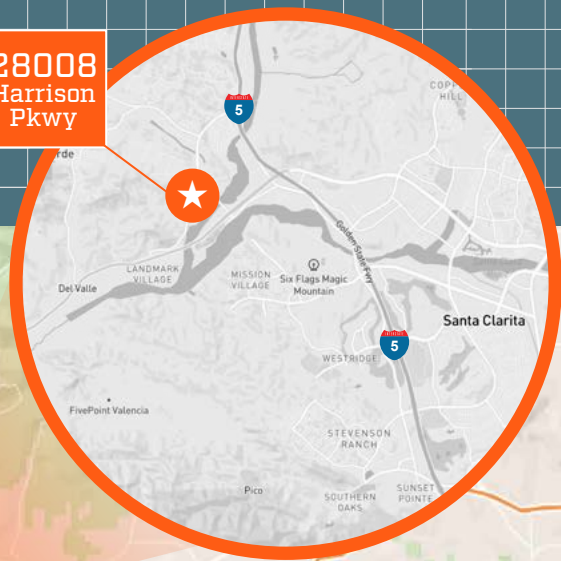
## 2<sup>ND</sup> FLOOR

2,438 SF

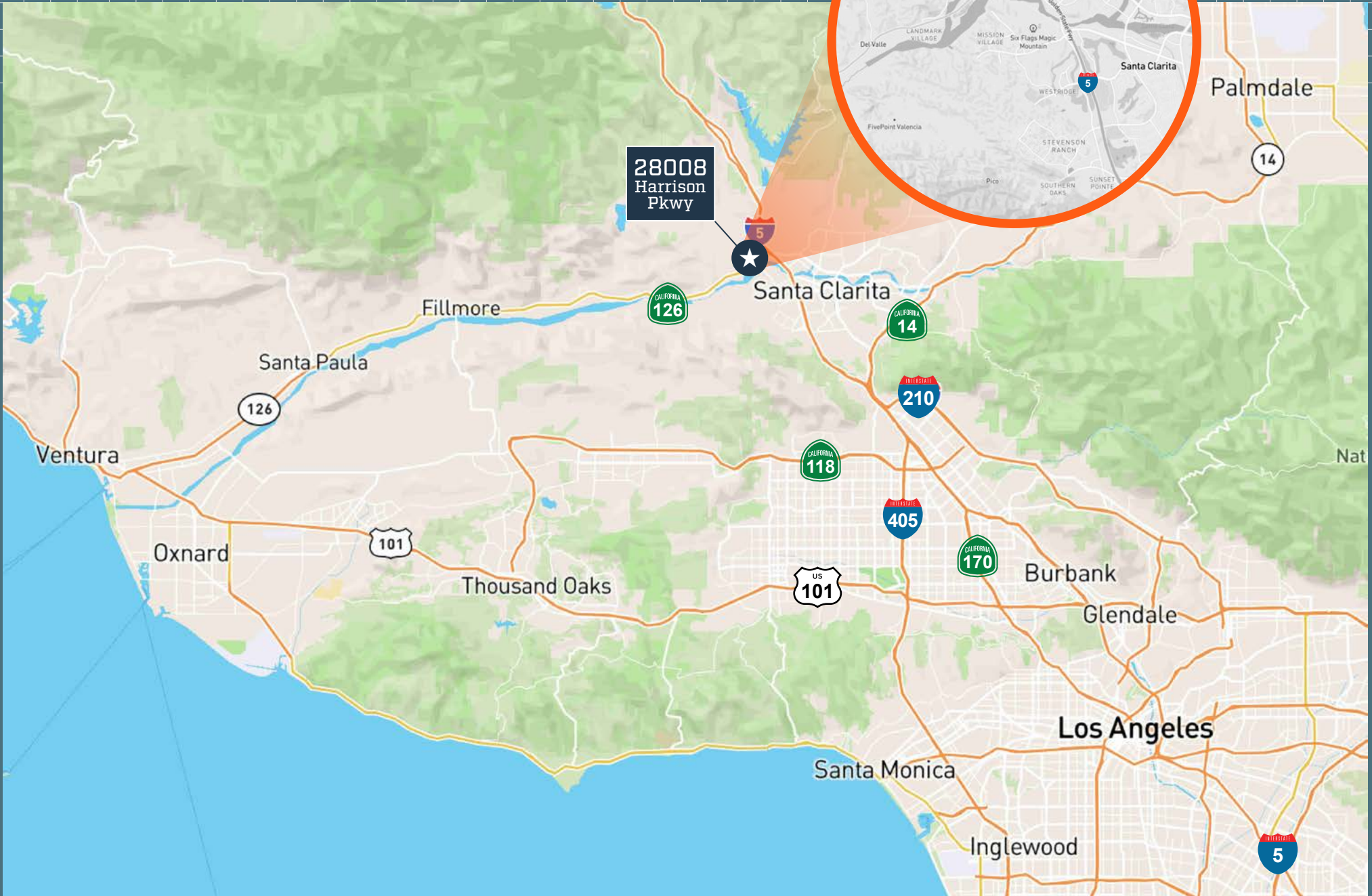


# Valencia in Perspective

28008  
Harrison  
Pkwy



28008  
Harrison  
Pkwy



# Amenities Nearby

28008  
Harrison  
Pkwy

## EATERIES

- |                           |                                |
|---------------------------|--------------------------------|
| 1 Jack in the Box         | 32 Chick-fil-A                 |
| 2 Original Tommy's        | 33 Chipotle                    |
| 3 Del Taco                | 34 Crab N' Spice               |
| 4 Jimmy Daans             | 35 Salt Creek Grille           |
| 5 McDonald's              | 36 BJ's Restaurant             |
| 6 Teen Titans Tower Pizza | 37 Greater Pacific             |
| 7 Wendy's                 | 38 The Cheesecake Factory      |
| 8 Red Lobster             | 39 Black 'N Blue               |
| 9 In-N-Out Burger         | 40 Buca di Beppo               |
| 10 Denny's                | 41 California Pizza Kitchen    |
| 11 Sam's Flaming Grill    | 42 Marston's Restaurant        |
| 12 Crazy Otto's Diner     | 43 Sabor Cocina Mexicana       |
| 13 Azul Tequila           | 44 Eggs 'n' Things             |
| 14 Tokyo Sushi            | 45 Q&Q Hawaiian bbq            |
| 15 Crumbl Cookies         | 46 Italia                      |
| 16 Chop Stop              | 47 Pizza Di Marco              |
| 17 Masa Ramen             | 48 Maria's Italian Deli        |
| 18 Red Robin              | 49 Leo's Grill                 |
| 19 Jamba                  | 50 The Habit Burger Grill      |
| 20 Rubio's                | 51 Olive Terrace Bar & Grill   |
| 21 Olive Garden           | 52 Teriyaki Madness            |
| 22 Madre Restaurant       | 53 Chronic Tacos               |
| 23 Ooh La La Panini       | 54 Paik's Noodle               |
| 24 Cold Stone Creamery    | 55 Panda Express               |
| 25 Zankou Chicken         | 56 Taco Bell                   |
| 26 BSC Bakery Café        | 57 Popeyes                     |
| 27 Jersey Mike's          | 58 Las Delicias Sport Taquería |
| 28 Presto Pasta           | 59 Ameci Pizza & Pasta         |
| 29 Hook Burger            | 60 Wingstop                    |
| 30 See's Candies          | 61 Pizza Hut                   |
| 31 Mimi's Cafe            | 62 Fatburger                   |

## SHOPPING

- |                           |                         |
|---------------------------|-------------------------|
| 1 Whole Foods Market      | 21 HomeGoods            |
| 2 Gap                     | 22 Nordstrom Rack       |
| 3 Claire's                | 23 Tillys               |
| 4 Finish Line             | 24 T-Mobile             |
| 5 Forever 21              | 25 Target               |
| 6 Express                 | 26 Apple                |
| 7 Bath & Body Works       | 27 Chase Bank           |
| 8 Lululemon               | 28 The Home Depot       |
| 9 Sephora                 | 29 Valley Produce       |
| 10 Lovesac                | 30 Smart & Final Extra! |
| 11 Vans                   | 31 Walmart              |
| 12 Zumiez                 | 32 Office Depot         |
| 13 Pottery Barn           | 33 BevMo!               |
| 14 Color Me Mine          | 34 Subaru Dealership    |
| 15 Men's Wearhouse        | 35 Lexus                |
| 16 Sprouts Farmers Market | 36 Infiniti             |
| 17 Ralphs                 | 37 Macy's               |
| 18 The UPS Store          | 38 JCPenney             |
| 19 Five Below             | 39 H&M                  |
| 20 Big 5 Sporting Goods   | 40 Carter's             |

## FITNESS

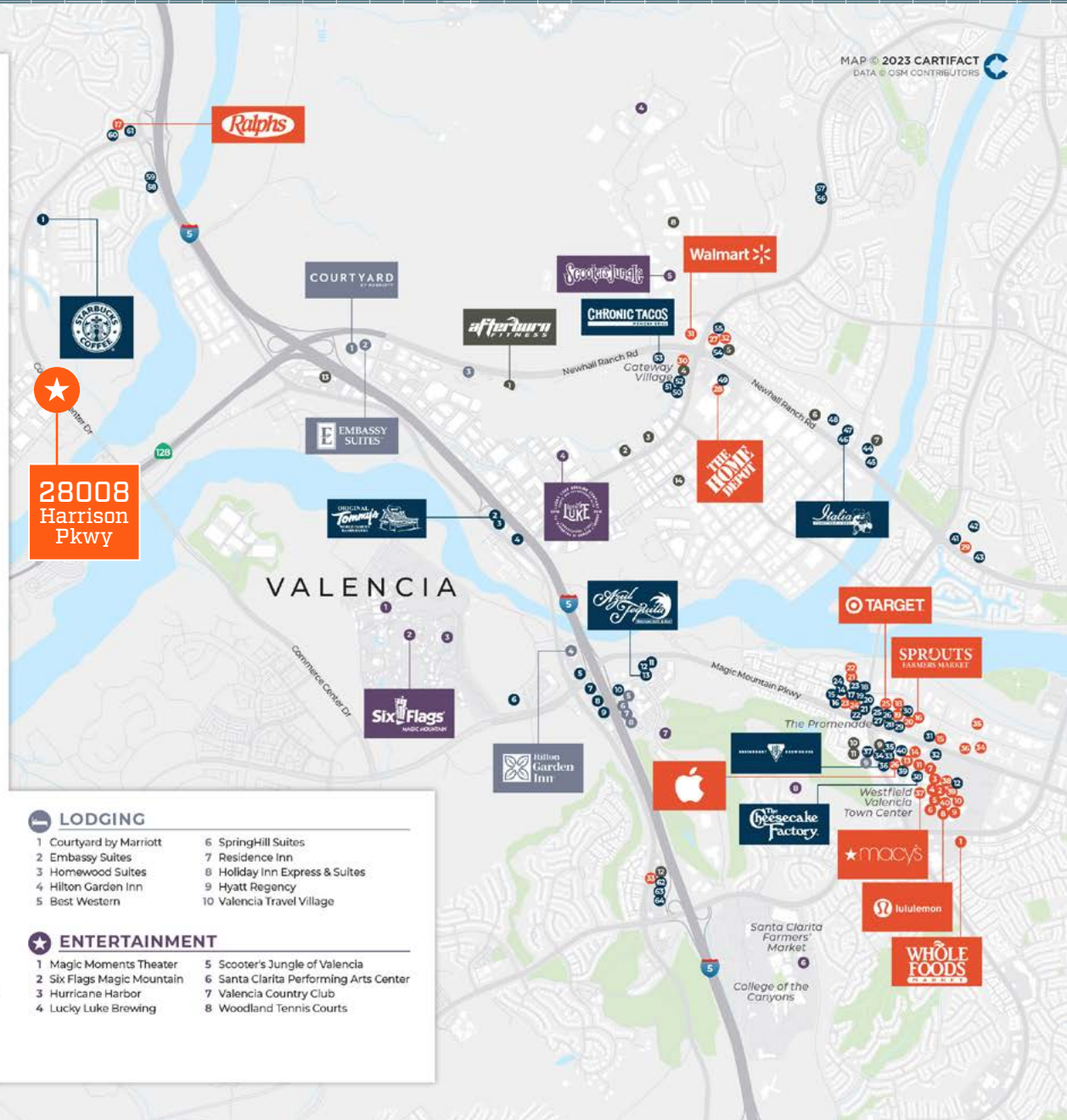
- |                               |                                |
|-------------------------------|--------------------------------|
| 1 Afterburn Fitness           | 8 My Gym                       |
| 2 CrossFit Rye Canyon         | 9 Gold's Gym                   |
| 3 Santa Clarita Sports Center | 10 Henry Mayo Fitness & Health |
| 4 LA Fitness                  | 11 Flex 'N Burn                |
| 5 9Round                      | 12 Get Sweat Studio            |
| 6 Ekata Training Center       | 13 True Barre                  |
| 7 The Paseo Club              | 14 Mind Body & Soul            |

## LODGING

- |                         |                                |
|-------------------------|--------------------------------|
| 1 Courtyard by Marriott | 6 SpringHill Suites            |
| 2 Embassy Suites        | 7 Residence Inn                |
| 3 Homewood Suites       | 8 Holiday Inn Express & Suites |
| 4 Hilton Garden Inn     | 9 Hyatt Regency                |
| 5 Best Western          | 10 Valencia Travel Village     |

## ENTERTAINMENT

- |                            |  |
|----------------------------|--|
| 1 Magic Moments Theater    | 5 Scooter's Jungle of Valencia         |
| 2 Six Flags Magic Mountain | 6 Santa Clarita Performing Arts Center |
| 3 Hurricane Harbor         | 7 Valencia Country Club                |
| 4 Lucky Luke Brewing       | 8 Woodland Tennis Courts               |



Immediate access to I-5 and Highway 126, making it easy to reach key destinations.



STREET | CITY | STATE

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For more information, please contact:

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**CBRE**

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