

**HIGH IMAGE FACILITY IN VALENCIA**  
**25,328 SF SF FOR LEASE**

**28016**

INDUSTRY DRIVE

VALENCIA 91355



MODERN AND EFFICIENT



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Prime location in the master planned Valencia Commerce Center. Floor-to-ceiling entryway windows create an open and modern feel to this state of the art facility. Adjacent to numerous dining and retail amenities.



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## PROPERTY HIGHLIGHTS

- Located in Master Planned Valencia Commerce Center
- State-of-the-Art Building
- ESFR Sprinklers
- Exceptional regional access & visibility from Interstate 5
- 15 minutes to San Fernando Valley and 40 minutes from Los Angeles, Glendale and Pasadena
- Easy access to Burbank Airport (25 minutes) and LAX (45 minutes)
- 2 Dock High and 3 Grade Level Loading Doors
- 10,813 SF & 16,101 SF Buildings Also Available in Same Business Park, Totaling 52,242 SF

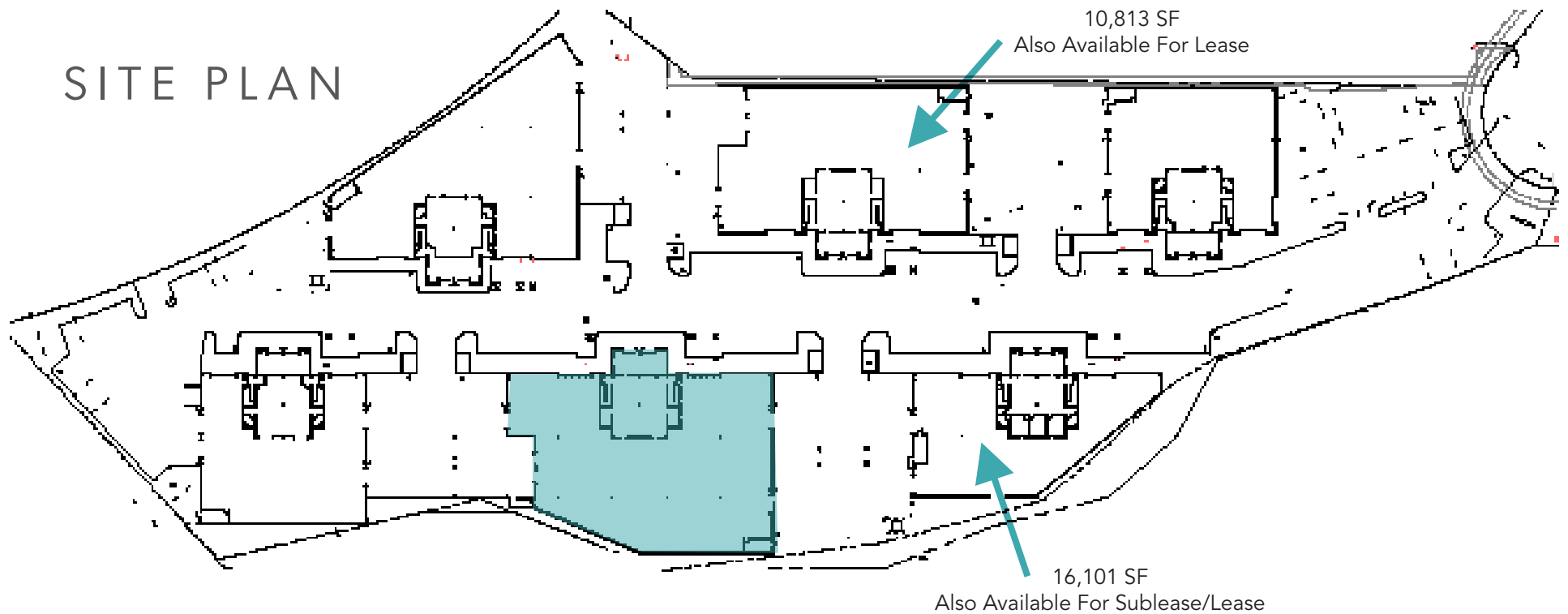
## BUILDING INFORMATION

- Lease Rate / Month: \$30,394 NNN
- Lease Rate / SF: \$1.30 NNN
- NNN Expenses / SF: \$0.27/SF/mo
- Available SF: 25,328 SF
- Ground Lvl Dr/Dim: 3 (12 x 14)
- Dock High/Dim: 2 (8.6 x 10)
- Power: TBD Amps; 277/480v, 3 phase power (tenant to verify)
- Parking: 37 Spaces
- Finished Office Mezzanine: 2,464 SF
- Clear Height 24'





## SITE PLAN



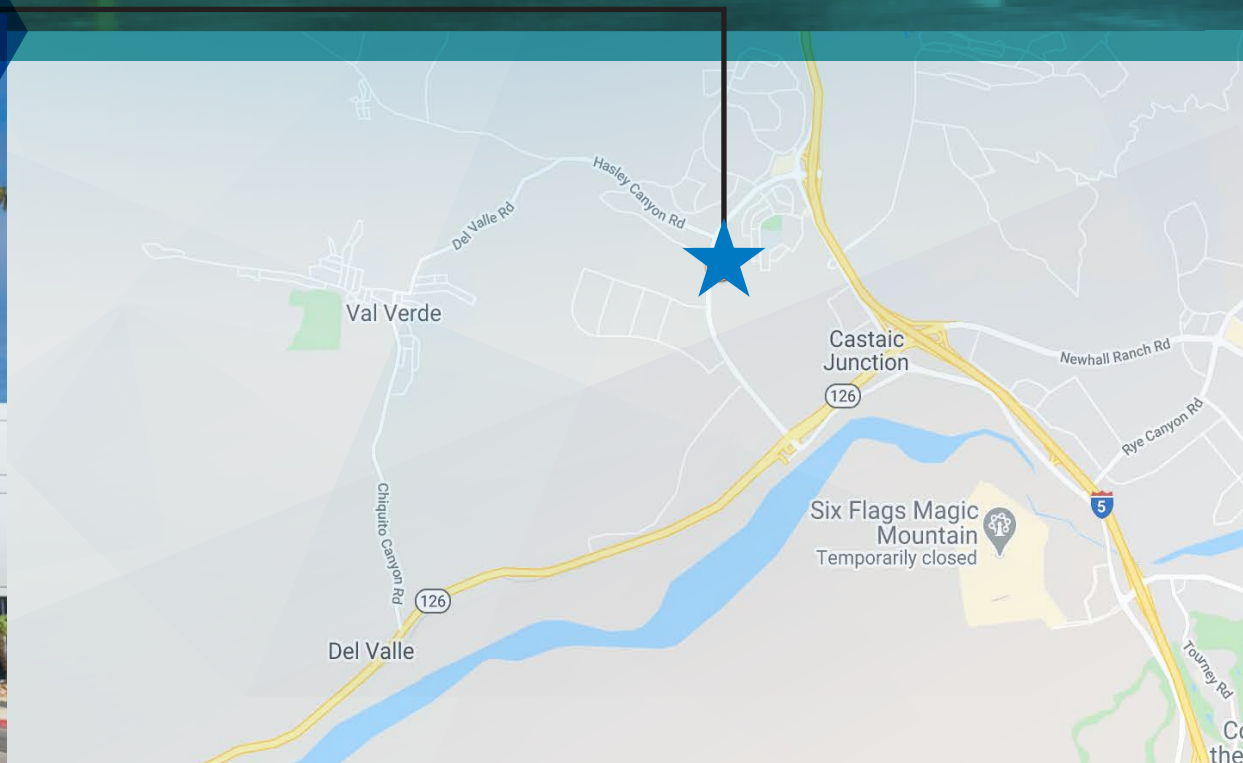




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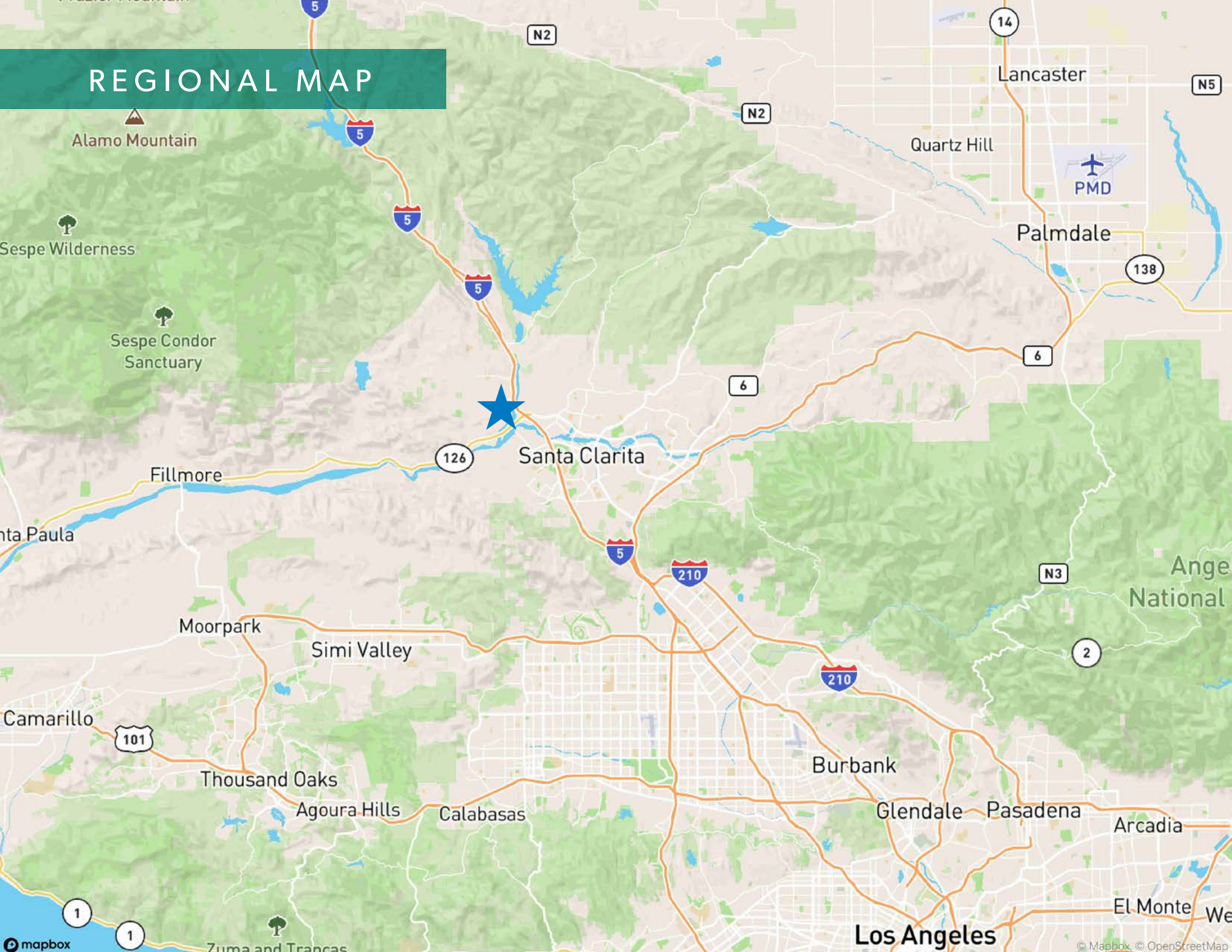
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# REGIONAL MAP





## EATERIES

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

## SHOPPING

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

## FITNESS

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

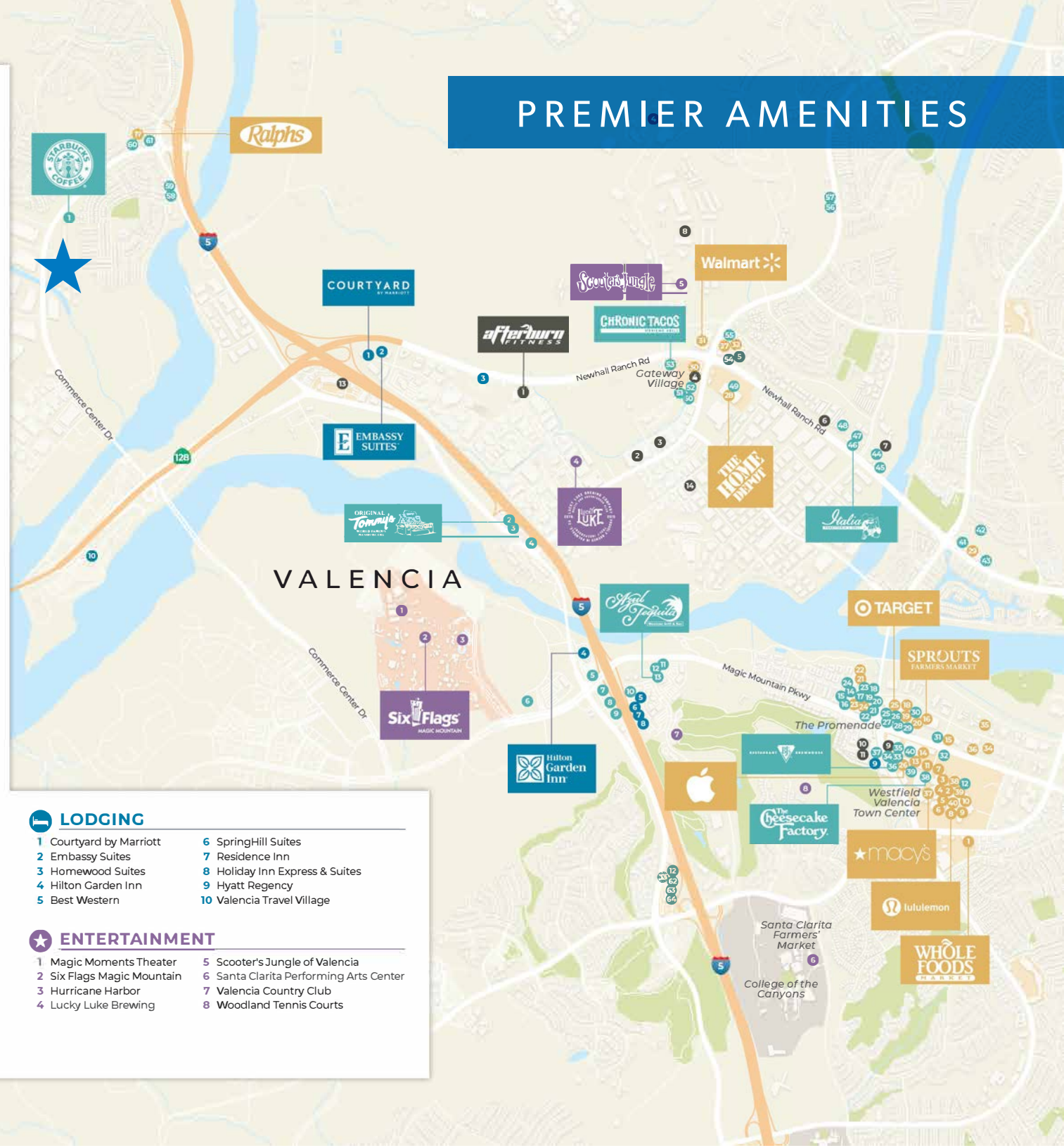
## LODGING

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

## ENTERTAINMENT

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

## PREMIER AMENITIES





## AREA HIGHLIGHTS

**The Valencia lifestyle is unmatched. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm.**

Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. With unbeatable access to major highways and premium amenities just minutes away, 28016 Industry Drive is the optimal address for your business.



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## CONTACT

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