

Colliers

For Sale Industrial

28338 Constellation Road, Unit 940
Valencia, CA



Accelerating success.

John Erickson
License No. 00977578
661.253.5202
John.Erickson@colliers.com

Christopher Erickson
License No. 01966495
661.253.5207
Christopher.Erickson@colliers.com

Cole Taylor
License No. 02042569
661.253.5271
Cole.Taylor@colliers.com

Colliers
6324 Canoga Ave
Suite 100
Woodland Hills, CA 91367
www.colliers.com

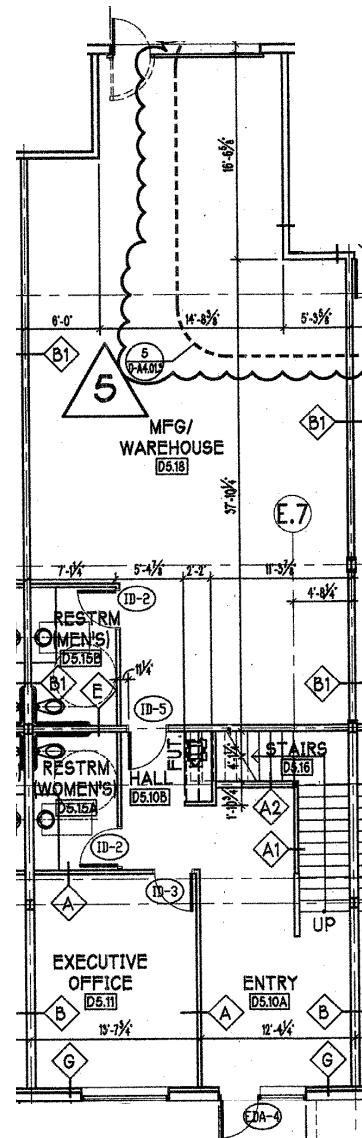
Building Highlights

- > **Square Footage** - $\pm 2,941$
- > **Sale Price** - \$1,102,875.00 ($\pm \375.00)
- > **Available** - COE
- > 250 AMP's, 277/480 Volts, 3P, 4W
- > 24' Clearance
- > Ground Level Loading (12' x 14')
- > $\pm 1,388$ SF of Office
- > 7 Parking Spaces
- > Panoramic View

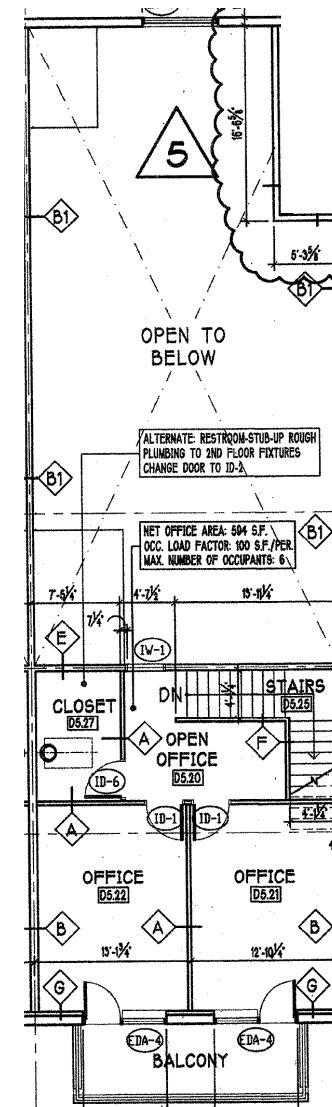


Floor Plan

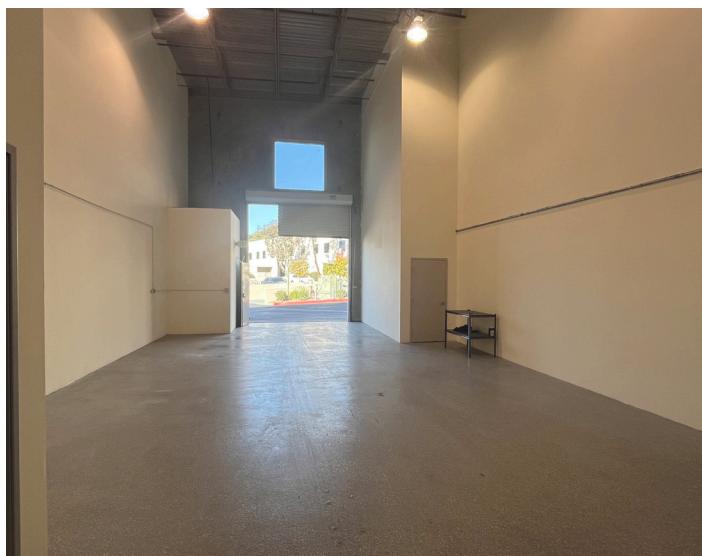
1st Floor



2nd Floor



Pictures

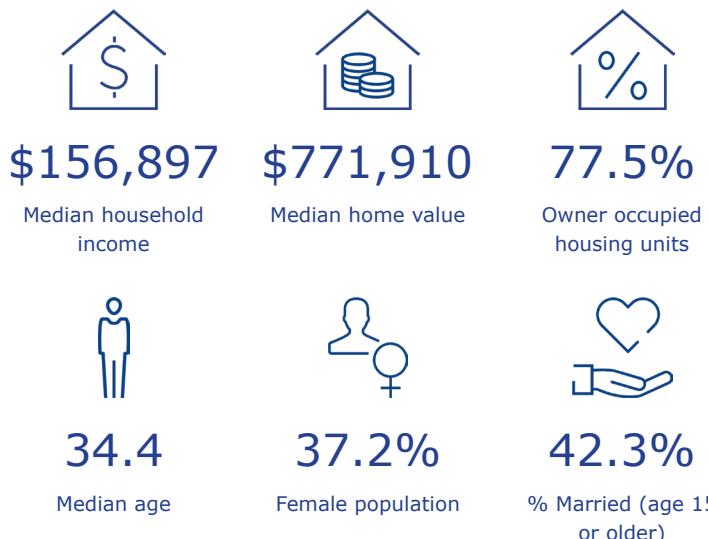




Market Overview

28338 Constellation Rd, Valencia, California,
91355
1 mile radius

Household & population characteristics



Households & population



Education



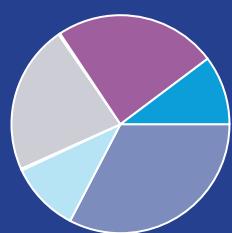
Annual lifestyle spending



Annual household spending



Race

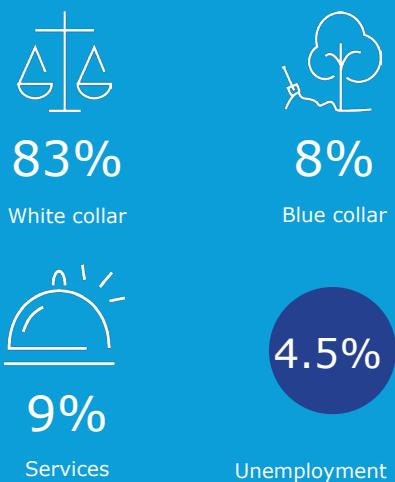


- White population
- Black population
- American Indianpopulation
- Asian population
- Pacific islander population
- Other race population
- Population of twoor more races

Business



Employment



Contact info:

John Erickson

Lic. 00977578

661.253.5202

john.erickson@colliers.com

Christopher Erickson

Lic. 01966495

661.253.5207

christopher.erickson@colliers.com

Cole Taylor

License No. 02042569

661.253.5271

cole.taylor@colliers.com



Colliers

6324 Canoga Ave

Suite 100

Woodland Hills, CA 91367

www.colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

Available SF 2,941 SF

Industrial Condo For Sale - Hold

Building Size 41,275 SF

**Property Name:**

Discovery Gateway Spectrum II

Address:

28338 Constellation Rd, Unit 940, Valencia, CA 91355

Cross Streets:

Alta Vista Ave/Constellation Rd

Discovery Gateway Spectrum II
 24' Clear Height
 250 Amps, 277/480 Volts, 3P, 4W
 Panoramic View

Sale Price:	\$1,102,875.00	Sprinklered:	Yes	Office SF / #:	1,388 SF / 3
Sale Price/SF:	\$375.00	Clear Height:	24'	Restrooms:	2
Available SF:	2,941 SF	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Prop Lot Size:	POL	DH Doors/Dim:	0	Finished Ofc Mezz:	598 SF
Taxes:		A: 250 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Yard:	No	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Zoning:	BP	Const Status/Year Blt:	Existing / 2007	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	7 / Ratio: 2.4:1	Vacant:	Yes
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Flex/R&D	Market/Submarket:	Santa Clarita
				APN#:	2866-047-174

Listing Company: Colliers**Agents:** [John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)**Listing #:** 44247757**Listing Date:** 01/30/2026**FTCF:** CB000Y000S250/AOAA**Notes:** Buyer to verify all information.