



# For Sale (Leased Investment) Industrial

27215 Turnberry Lane  
Valencia, CA



Accelerating success.

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# Building Highlights

**Building Square Footage:** +/- 19,110 SF

**Year Built:** 2006

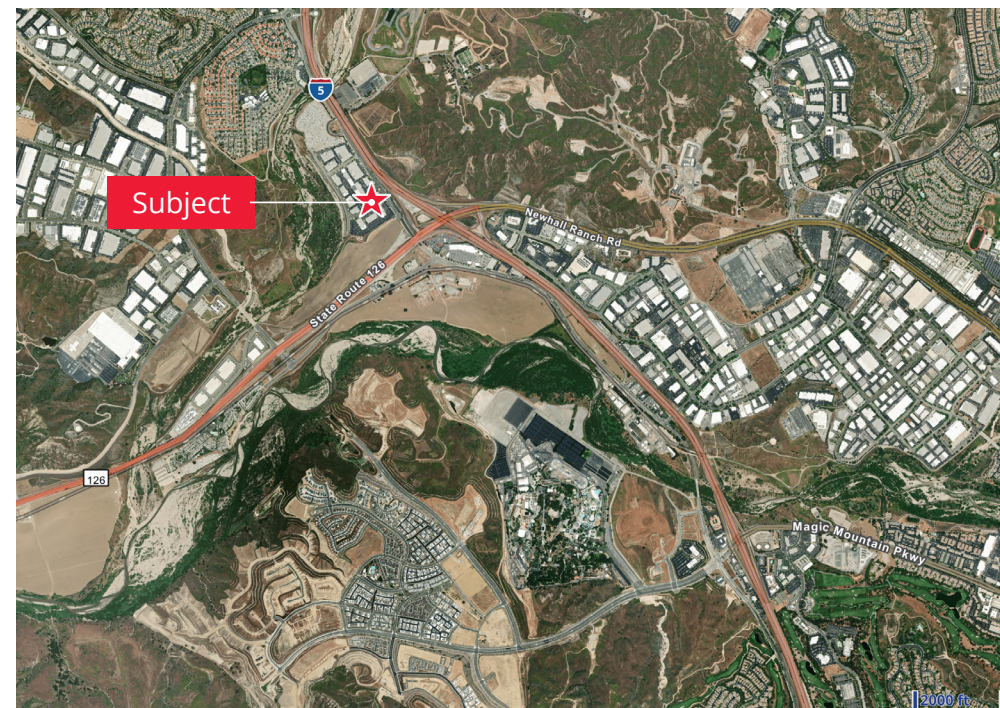
**Lot Square Footage:** +/- 1.05 Acres

**Zoning:** M-1.5

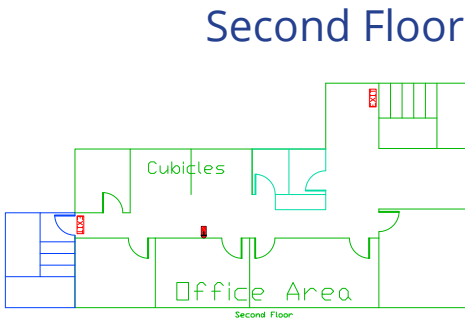
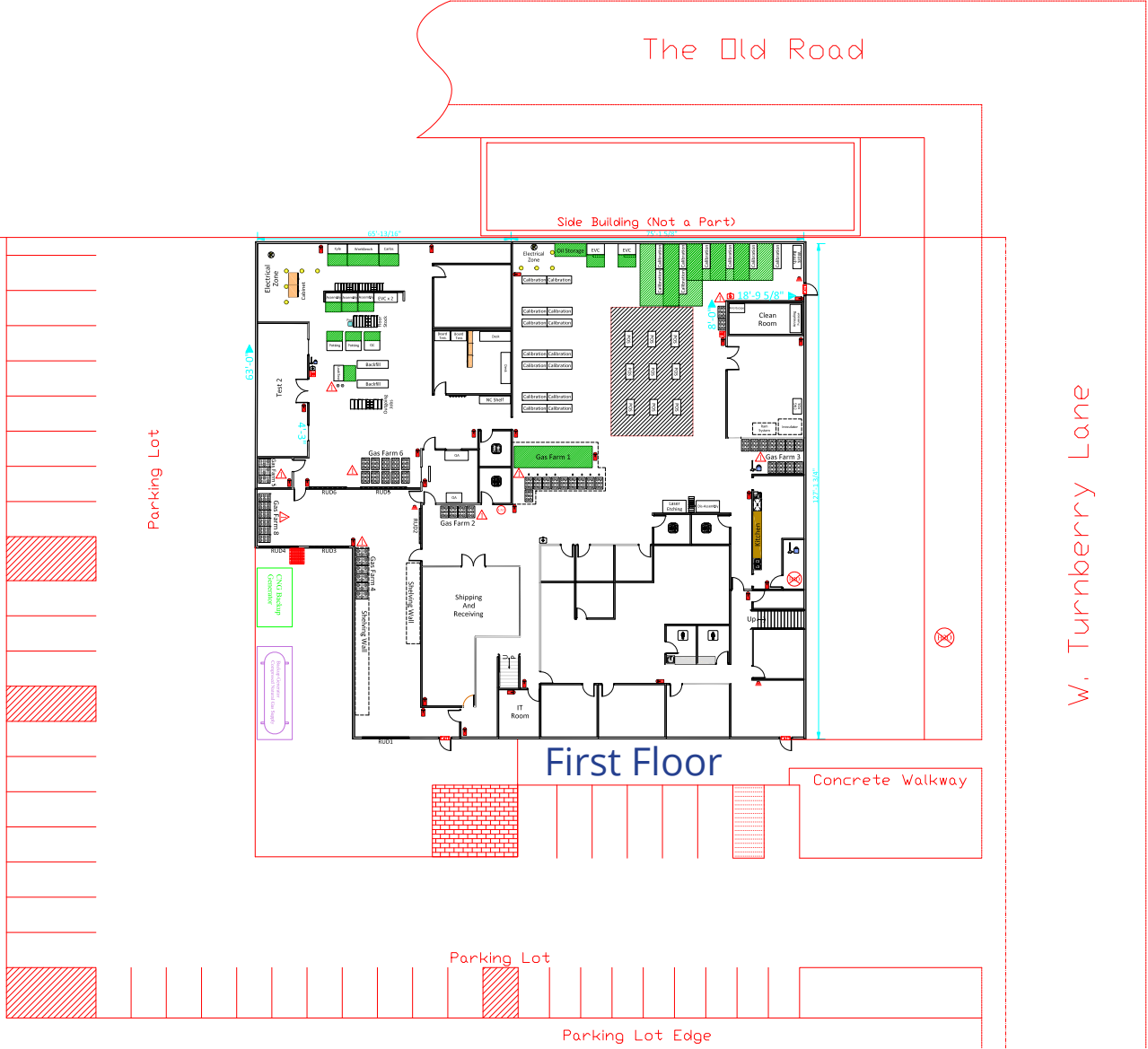
**Sale Price:** \$5,600,000.00 (+/- \$293.04 PSF)

**CAP Rate:** 5.53%

- > Highly Improved / Well Maintained Building
- > Office Square Footage: 4,330 SF
- > 600 AMPs, 277/480 Volts, 3P, 4W
- > 24' Clear Height
- > 100% HVAC
- > 2 Dock High Loading Doors
- > 1 Ground Level Loading Door
- > 41 Parking Stalls
- > 8 Restrooms



# Floor Plan



# Tenant Summary

## Overview

The building is currently 100% occupied by H2Scan Corporation, a company specializing in Advance Hydrogen Sensor Technology. The building is located in the Valencia Commerce Center, the second largest business park in the Santa Clarita Valley, providing excellent access to Interstate 5 and Highway 126. It is well maintained and highly improved for H2 Scan's specific technologies. The list price for the property is based on an approximately 5.53% capitalization rate on the current NNN income. For further information regarding the specifics of the lease, please sign the attached NDA and return to the listing agent. For more information about Santa Clarita, including the business parks, major employers and demographics, please visit: <https://www.scvedc.org/>.

## About H2 Scan Corporation:

H2scan's proven industrialized hydrogen sensor technology is vital for safe and effective operations in critical energy applications. Their Gen 5 solid state, small form factor sensor has no-consumable parts, delivers real-time and high-precision sensing with auto-calibration for 10+ maintenance-free years.

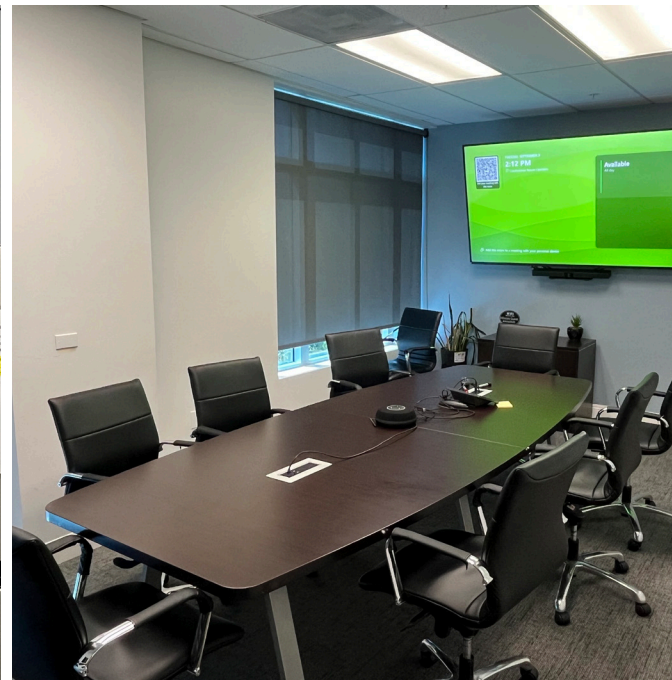
Derived from the most abundant element in the universe, hydrogen fuel is light, storable, energy-dense, and produces no direct emissions of pollutants or greenhouse gases. One of the most important challenges today is the decarbonization of the global economy and, by 2030, it is expected that the hydrogen economy could be worth \$500 billion. Hydrogen can help lead us to a clean, secure and affordable energy future, so it's pivotal that the world realizes its potential as soon as possible.

H2scan's sensing technology is critical to the growth of a safe hydrogen economy. Its Gen 5 technology provides hydrogen gas safety sensing to reduce the explosion risk of distribution transformers. Boasting high accuracy, small size, and low cost, this solution helps utilities monitor and protect their operations.

For more on H2Scan Corporation please visit their website at: <https://h2scan.com/>.



# Photo Gallery











# Market Overview

27215 Turnberry Ln, Valencia, California, 91355  
1 mile radius

## Household & population characteristics



**\$123,109**

Median household income



**\$689,156**

Median home value



**93.0%**

Owner occupied housing units



**39.6**

Median age



**48.9%**

Female population



**61.8%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$5,293**

Travel



**\$49**

Tickets to Movies



**\$170**

Theatre/Operas/  
Concerts



**\$97**

Admission to Sports Events



**\$11**

Online Gaming Services

## Households & population



**1,658**

Current total population



**1,618**

5 Year total population



**569**

Current total households



**569**

5 year total households

## Education



No high school diploma



**23%**

High school graduate



**31%**

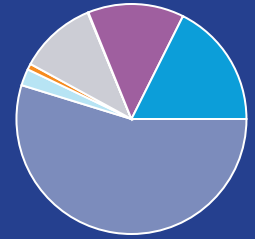
Some college



**43%**

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**376**

Total businesses



**8,056**

Total employees

## Employment



**81%**

White collar



**12%**

Blue collar



**7%**

Services

**4.4%**

Unemployment rate

## Annual household spending



**\$3,068**

Apparel & Services



**\$285**

Computers & Hardware



**\$5,634**

Eating Out



**\$9,083**

Groceries



**\$9,009**

Health Care

**Contact info:**

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**Address:** 27215 Turnberry Ln, Valencia, CA 91355  
**Cross Streets:** Turnberry Ln/Hancock Pkwy

Leased Investment  
Well-Maintained Building  
24' Clear Height  
2 Dock High Loading Doors & 1 Ground Level Loading Door

Sale Price:	\$5,600,000.00	Sprinklered:	Yes	Office SF / #:	4,330 SF
Sale Price/SF:	\$293.04	Clear Height:	24'	Restrooms:	8
Available SF:	19,110 SF	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Prop Lot Size:	1.05 Ac / 45,607 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	2,020 SF
Taxes:	No	A: 600 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Yard:	No	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	M-1.5	Const Status/Year Blt:	Existing / 2006	Include In Available:	No
		Whse HVAC:	Yes	Possession:	COE
		Parking Spaces: 41 / Ratio: 2.1:1		Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Flex/R&D	Market/Submarket:	Santa Clarita
				APN#:	2866-036-063

**Listing Company:** Colliers

**Agents:** [John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)

**Listing #:** 43346113

**Notes:** Buyer to verify all information.

**Listing Date:** 09/11/2025

**FTCF:** CB25ON000S000



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