

Colliers

For Sale
(Leased Investment)
Industrial

27215 Turnberry Lane
Valencia, CA



Accelerating success.

John Erickson

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Colliers

6324 Canoga Ave
Suite 100

Woodland Hills, CA 91367

www.colliers.com

Building Highlights

Building Square Footage: +/- 19,110 SF

Year Built: 2006

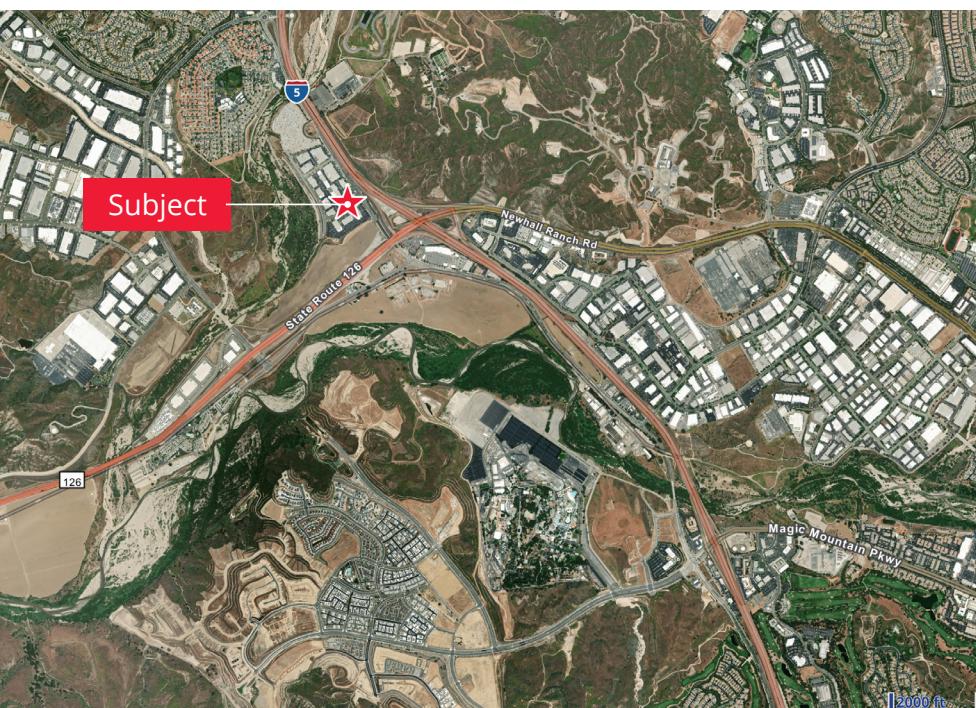
Lot Square Footage: +/- 1.05 Acres

Zoning: M-1.5

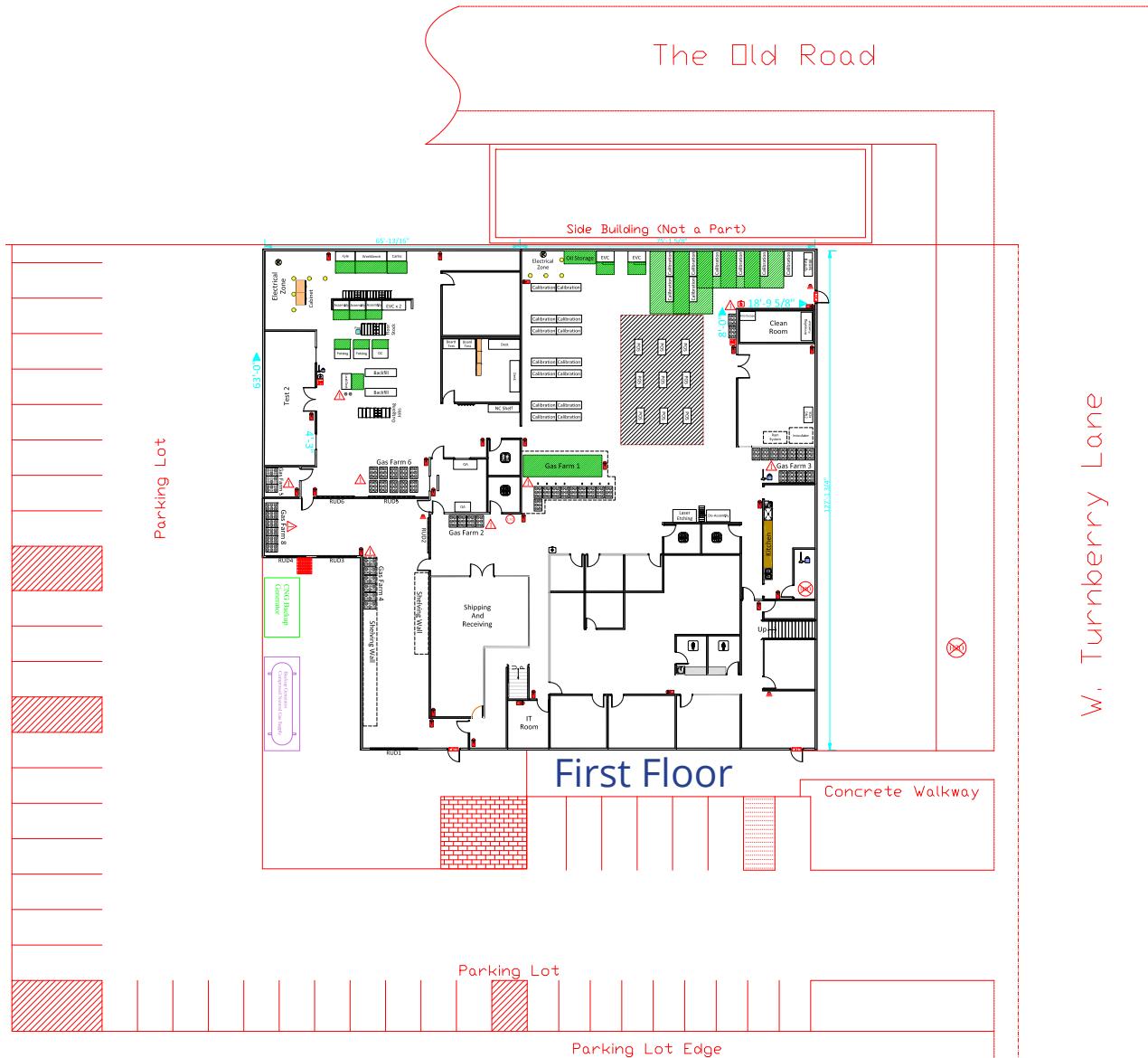
Sale Price: \$5,600,000.00 (+/- \$293.04 PSF)

CAP Rate: 5.53%

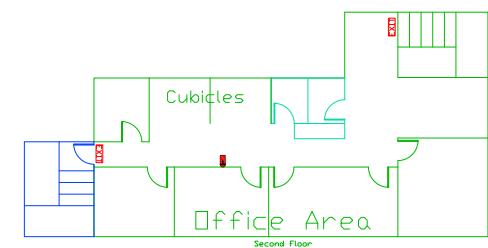
- > Highly Improved / Well Maintained Building
- > Office Square Footage: 4,330 SF
- > 600 AMPS, 277/480 Volts, 3P, 4W
- > 24' Clear Height
- > 100% HVAC
- > 2 Dock High Loading Doors
- > 1 Ground Level Loading Door
- > 41 Parking Stalls
- > 8 Restrooms



Floor Plan



Second Floor



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)

1,658

Current total population



569

Current total households

1,618

5 Year total population



569

5 year total households

Education

3%

No high school diploma



23%

High school graduate



31%

Some college



43%

Bachelor's/graduate/prof degree

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

Annual lifestyle spending



\$5,293

Travel



\$49

Tickets to Movies



\$170

Theatre/Operas/Concerts



\$97

Admission to Sports Events



\$11

Online Gaming Services

Annual household spending



\$3,068

Apparel & Services



\$285

Computers & Hardware



\$5,634

Eating Out



\$9,083

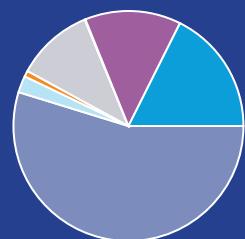
Groceries



\$9,009

Health Care

Race



White population

Black population

American Indian population

Asian population

Pacific islander population

Other race population

Population of two or more races

Employment



81%

White collar



12%

Blue collar



7%

Services



4.4%

Unemployment rate

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Address:
Cross Streets:

27215 Turnberry Ln, Valencia, CA 91355

Agents:

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Leased Investment
Well-Maintained Building

24' Clear Height

2 Dock High Loading Doors & 1 Ground Level Loading Door

Office SF / #:

4,330 SF

Restrooms:

8

Office HVAC:

Heat & AC

Finished Ofc Mezz:

2,020 SF

Include In Available:

Yes

Unfinished Mezz:

0 SF

Included In Available:

No

Possession:

COE

Vacant:

No

To Show:

Call broker

Market/Submarket:

Santa Clarita

APN#:

2866-036-063

Office SF / #:

4,330 SF

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