

# 25028 AVENUE KEARNY

**CBRE**

VALENCIA, CA



STATE-OF-THE-ART WAREHOUSE BUILDING WITHIN  
PRESTIGIOUS VALENCIA INDUSTRIAL CENTER



12,132 SF AVAILABLE  
FOR SUBLEASE

# AVENUE KEARNY: SETTING THE BAR HIGHER



Added Flexibility  
and Unloading Efficiency

## PROPERTY OVERVIEW

### THE FACTS

12,132 SF  
Available SF

2,670 SF  
Office SF

\$1.15 NNN/SF/Mo  
Lease Rate

16'  
Min Cir Height

24 Spaces  
Parking

2 Grade Level Doors  
Loading

3  
Restrooms

600 A; 120-208V, 3 Phase  
Power

- + Sublease through 4/30/2028
- + 100% First Floor Square Footage
- + Ideal Manufacturing Building with Heavy Power
- + Valencia Industrial Center Location
- + ±20% Office Build Out

# PIVOTAL POSITIONING

Experience the perfect blend of character and connectivity in a space that truly puts you at the center of it all.



## OUR NEIGHBORS

+ Electronics  
+ Cosmetics Store

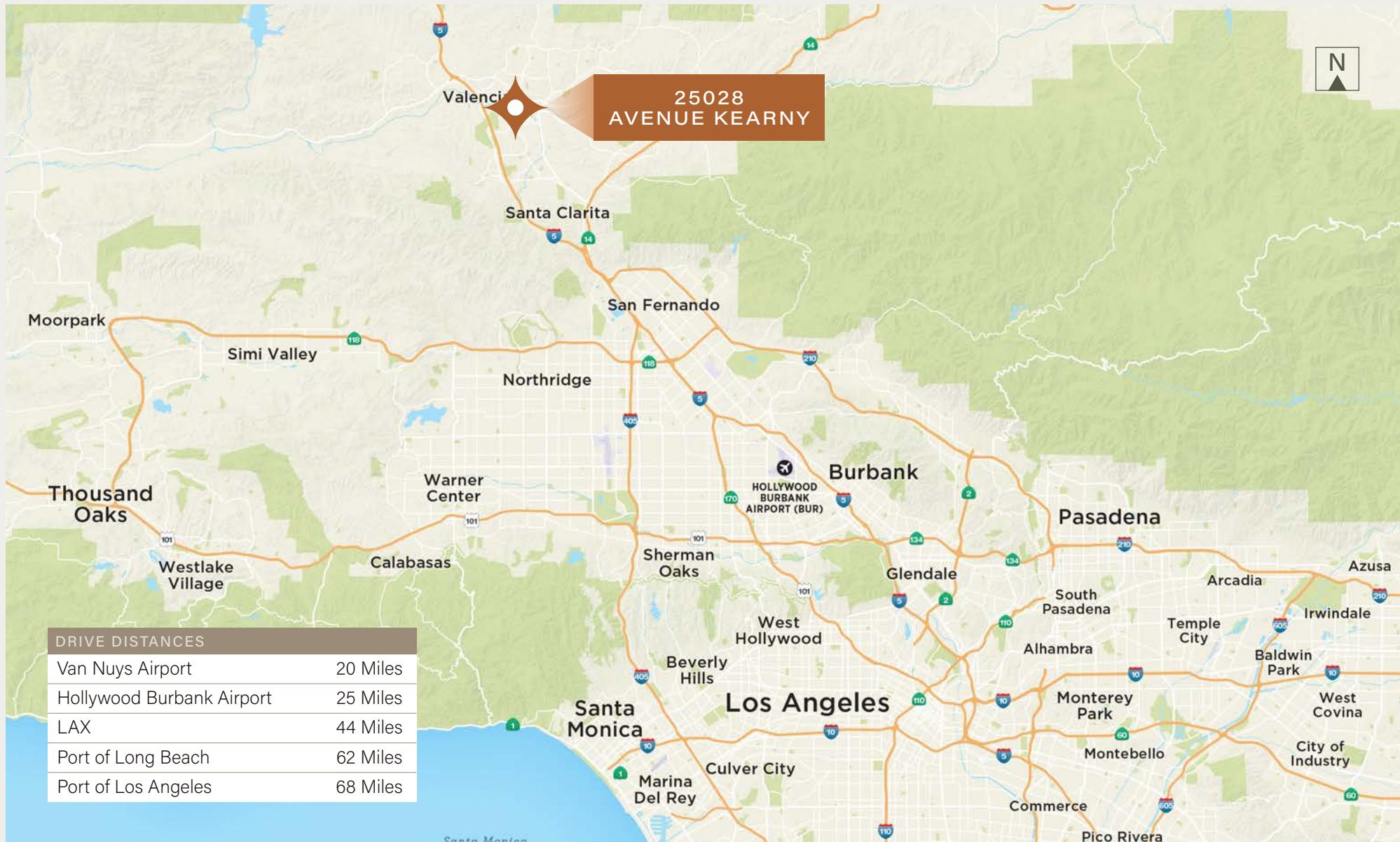
+ Brewery  
+ Window Tinting Service

+ Fitness Center  
+ Dance Studio

+ Print Shop  
+ Preschool

# REGIONAL MAP

The ideal location offers you fast access to key destinations throughout Greater Los Angeles, including Downtown, LAX and Hollywood Burbank Airport and the ports of Los Angeles and Long Beach.



# SMART CHOICES START IN VALENCIA

The Valencia Lifestyle is Unmatched Strategically situated with excellent access to major freeways and transportation hubs, Valencia offers seamless connectivity to Los Angeles and the greater Southern California region. The area boasts a robust infrastructure, including modern amenities, ample parking, and a skilled workforce, making it an ideal environment for companies of all sizes.

With a variety of nearby services, including restaurants, retail centers, and recreational facilities, employees enjoy a balanced work-life environment. Leasing an industrial building in Valencia means positioning your business for success in a vibrant, well-connected, and dynamic location.



# 25028 AVENUE KEARNY

VALENCIA, CA



FOR MORE INFORMATION, PLEASE CONTACT:

**CRAIG PETERS**  
+1 818 907 4616  
[craig.peters@cbre.com](mailto:craig.peters@cbre.com)  
Lic. 00906542

**RICHARD RAMIREZ**  
+1 818 907 4639  
[richard.ramirez@cbre.com](mailto:richard.ramirez@cbre.com)  
Lic. 01792270

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.