

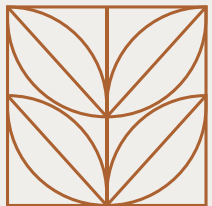
25028 AVENUE KEARNY

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

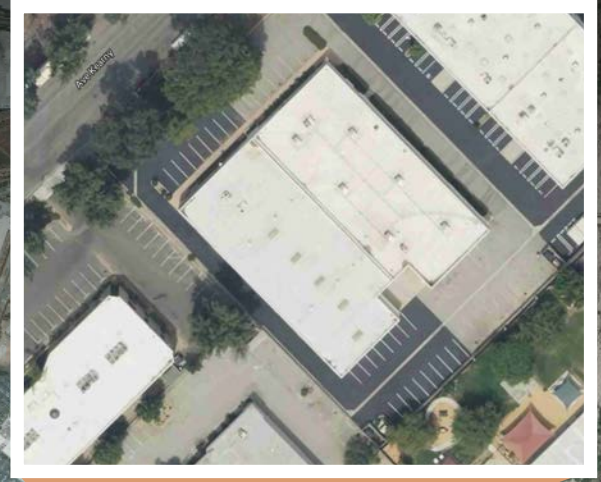
 3
Restrooms

 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.

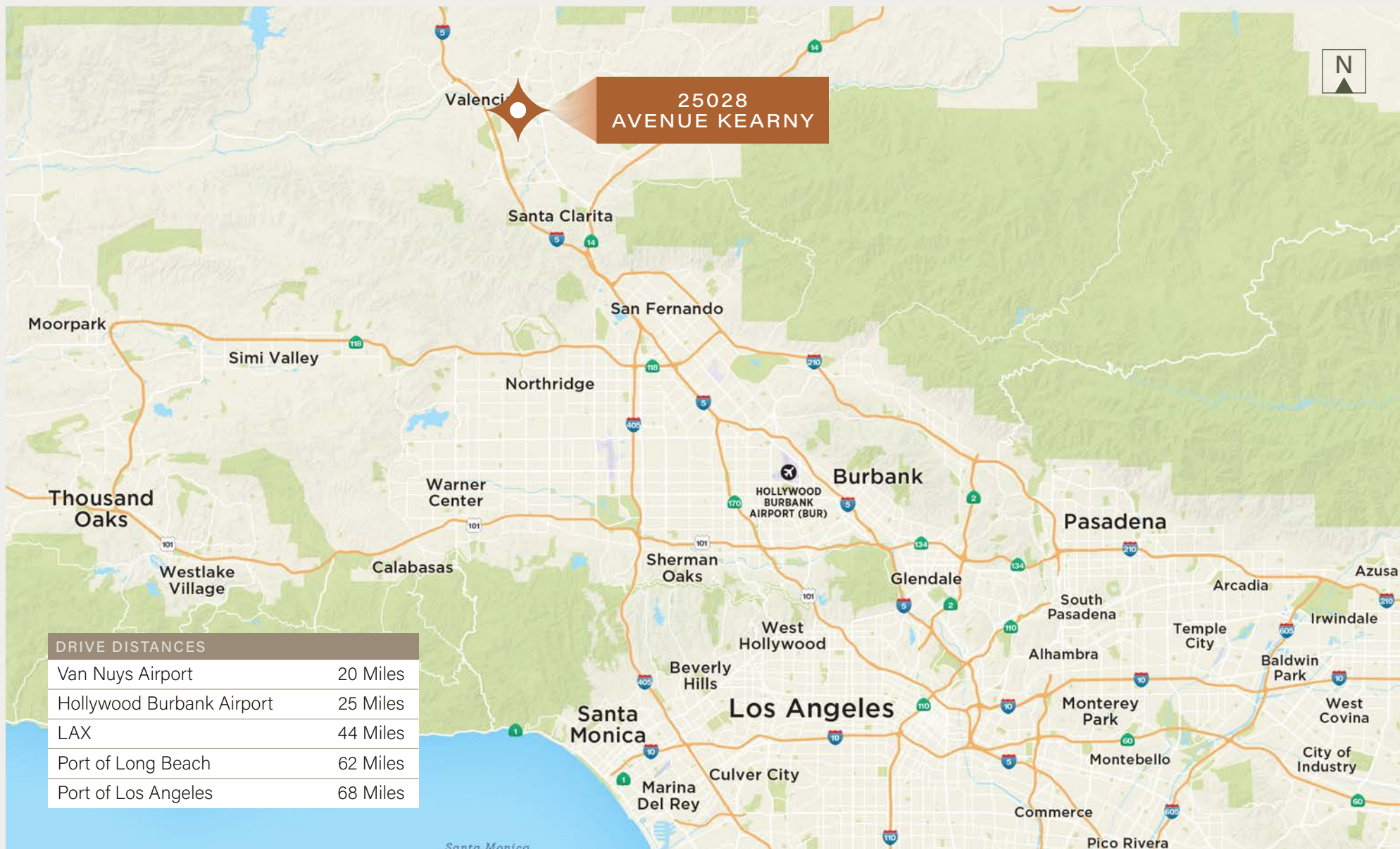


OUR NEIGHBORS

- | | | | |
|-------------------|--------------------------|------------------|--------------|
| + Electronics | + Brewery | + Fitness Center | + Print Shop |
| + Cosmetics Store | + Window Tinting Service | + Dance Studio | + 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.



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FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG PETERS
+1 818 907 4616
craig.peters@cbre.com
Lic. 00906542

RICHARD RAMIREZ
+1 818 907 4639
richard.ramirez@cbre.com
Lic. 01792270

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