

Industrial | For Lease

CBRE

# 24900 Anza Drive

Units A & B | Valencia, CA

5,203 SF & 3,075 SF Available in High Image Facility with Excellent Signage



# Property Highlights

- + 8,278 SF Available for Lease Separately or Contiguously
- + High Image Facility - Excellent Signage
- + Master Planned Valencia Industrial Center
- + Located within SCV Enterprise Zone
- + 100% HVAC
- + High Ceiling & Foil



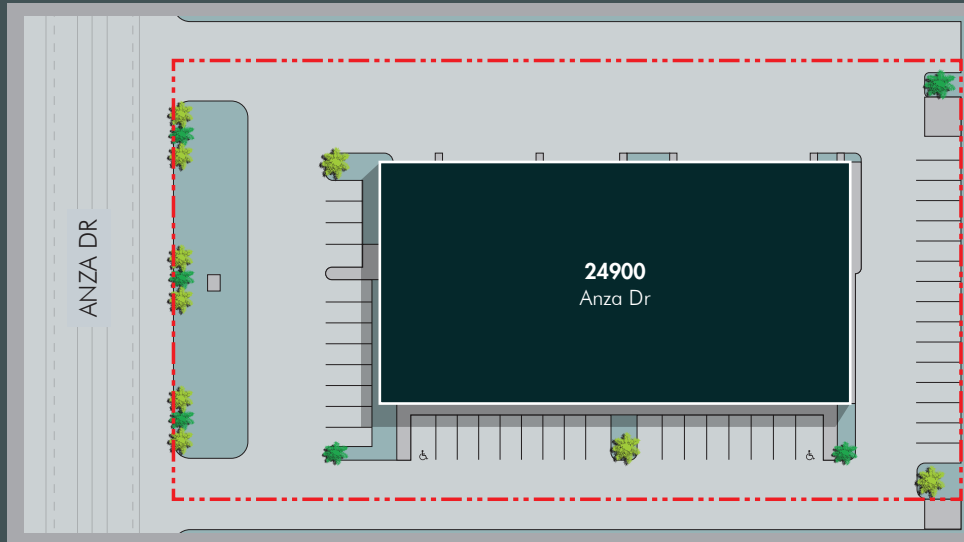
Virtually Staged Office Space

	UNIT A	UNIT B
Availability	1/1/2025	1/1/2025
Available SF*	5,203 SF	3,075 SF
Office SF	2,618 SF	1,547 SF
Lease Rate	\$1.30 IG/SF/Month	\$1.30 IG/SF/Month
CAM Charges	±\$0.12/SF/Month	±\$0.12/SF/Month
Min Clear Height	22'	22'
Grade Level Doors	1	1
Power	200 Amps 120-208 Volt	200 Amps 120-208 Volt
Parking	10 Spaces	6 Spaces

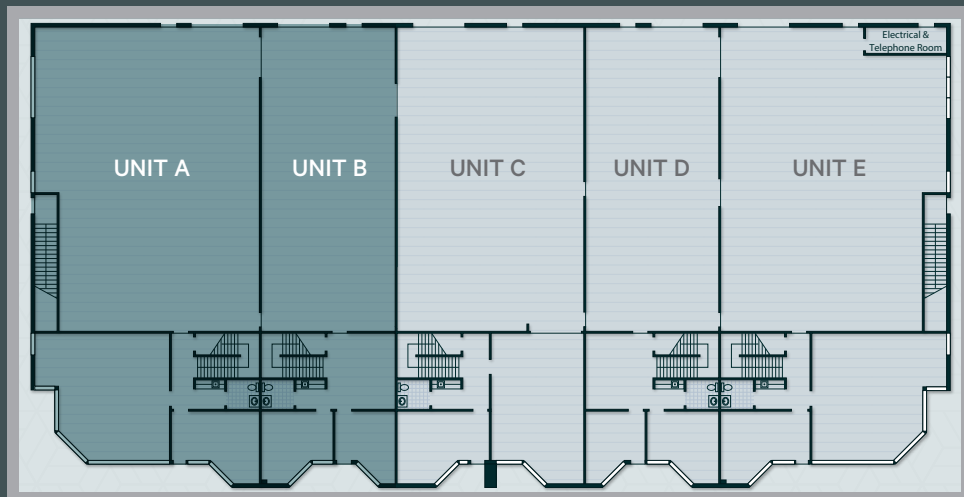
\*Available Separately or Contiguously (8,278 SF)

# Building Plans

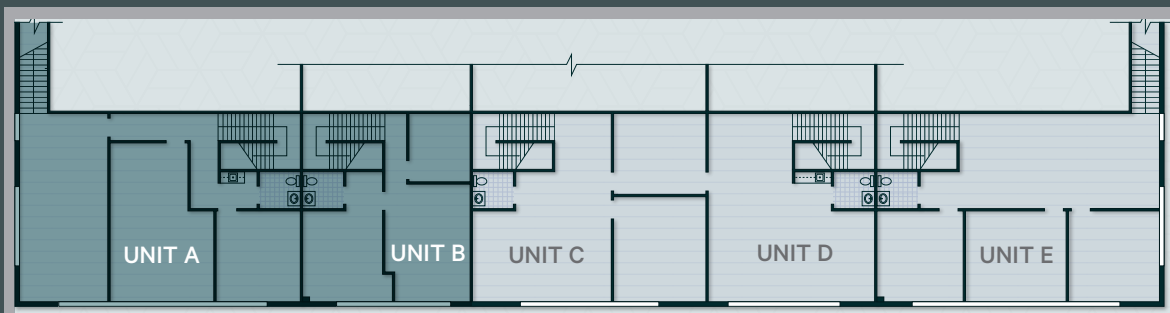
SITE PLAN



FLOOR PLAN

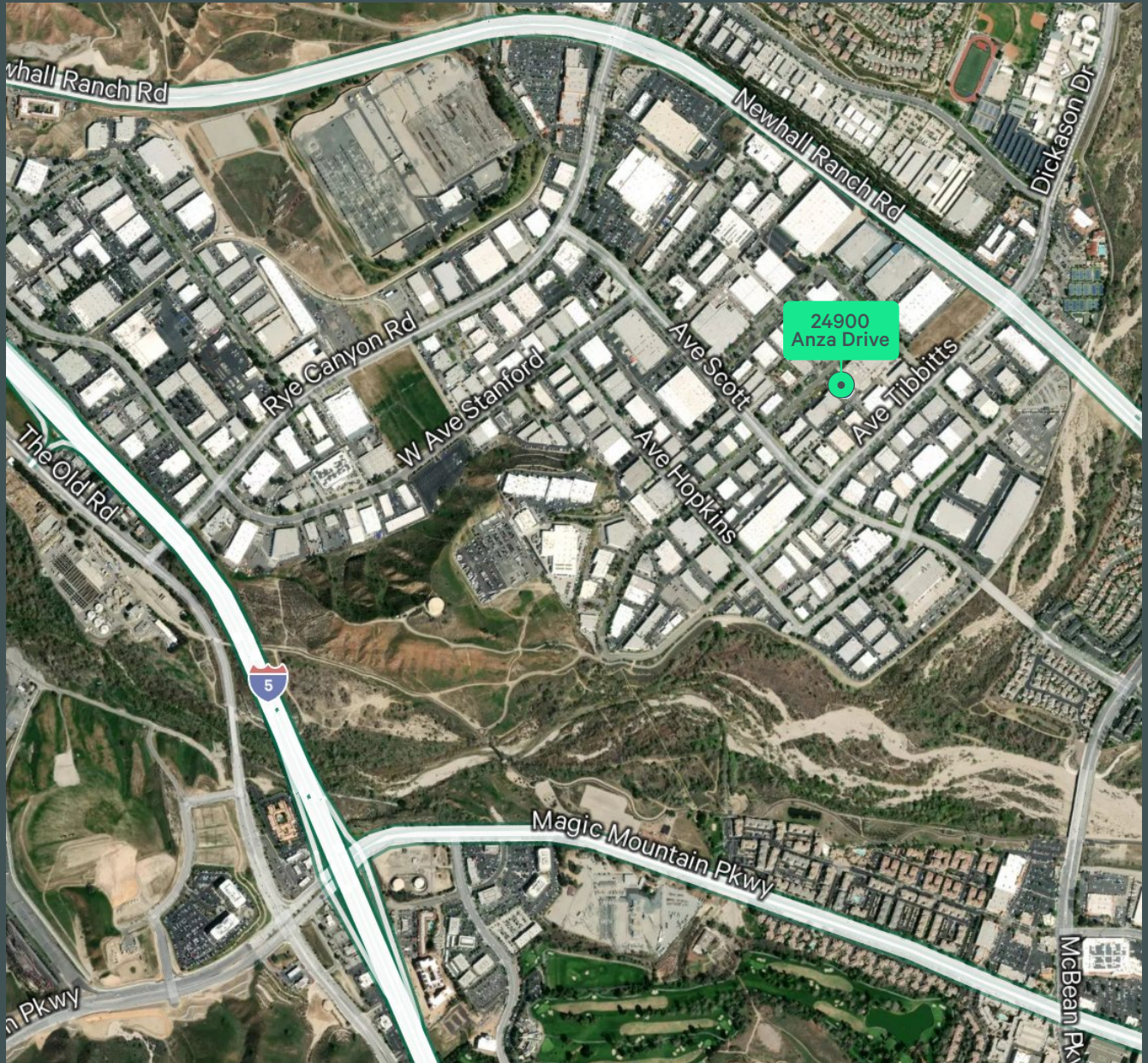


MEZZANINE PLAN





# The Location



**AWARD WINNING NEIGHBORHOOD** City of Santa Clarita Recently Named:

- + Most Business Friendly City (LAEDC)
- + One of the Safest Cities in US (National Council for Home Safety and Security)
- + City of the Future (fDi Magazine)
- + Best Cities to Live in the US (24/7 Wall Street)



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**For more information, please contact:**

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