

# 29083 The Old Road

Valencia, CA  
91355

9,411 SF State-of-the-art Warehouse Space For Lease



# Highlights

- + 9,411 SF State of The Art Warehouse Space For Lease
- + 24' Minimum Clear Height
- + Fully Sprinklered
- + Dock High and Grade Level Loading Positions
- + Immediate Freeway Access
- + Part of Master Planned Business Park



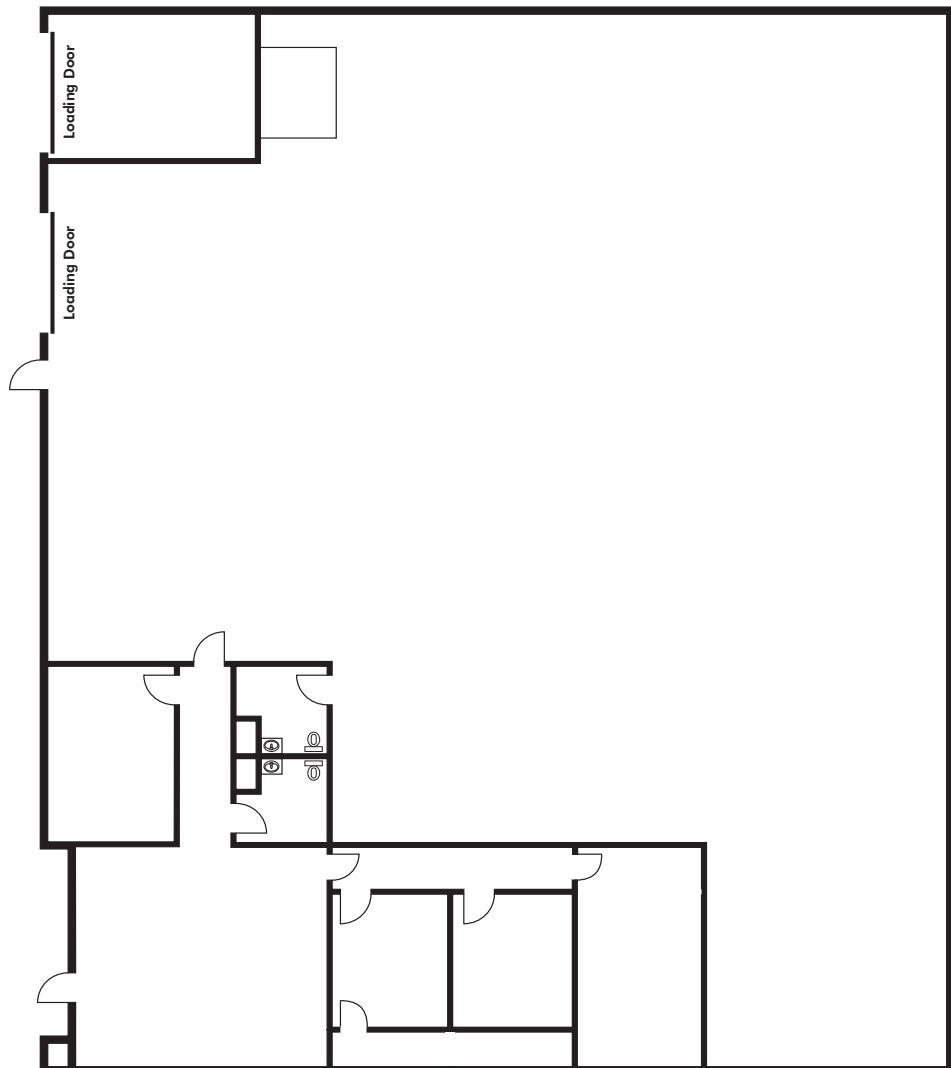
# Property Overview

+ Available SF:	9,411
+ Office SF:	1,750
+ Base Rent/Mo:	\$10,500/month + NNNs
+ Base Rent/SF/Month:	± \$1.116 SF/month + NNNs
+ NNNs/Month:	\$4,220/month
+ NNNs/SF/Month:	± \$0.448/SF/month
+ Min Clr Hgt:	24'
+ Grd Lev Dr:	1
+ Trk Hi Pos:	1
+ Power:	400 Amps; 277-480 V
+ Parking:	17

Leading-edge industrial building offering a high corporate image paired with an efficient layout, dock high loading and excellent highway access

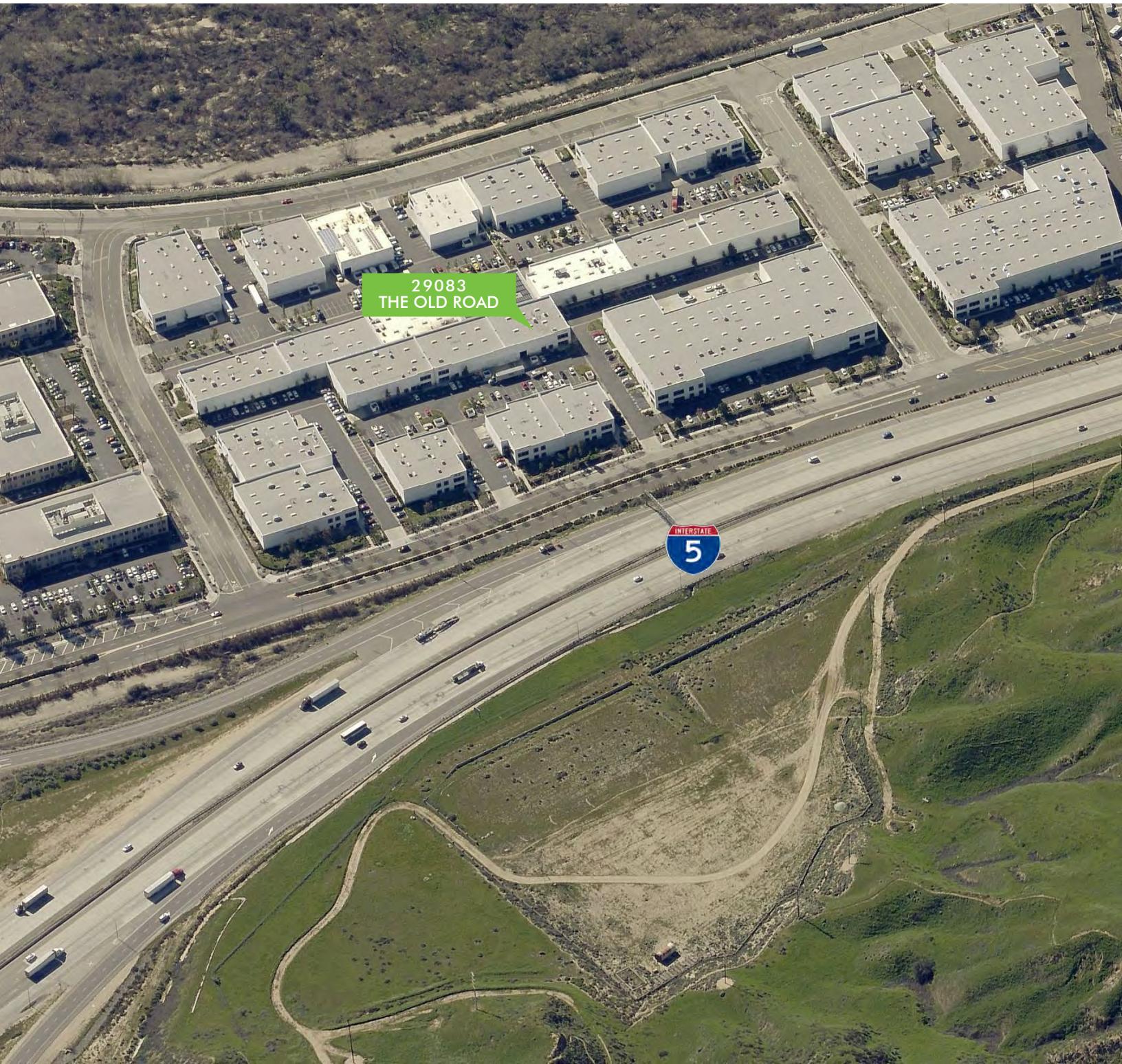


# Floor Plan

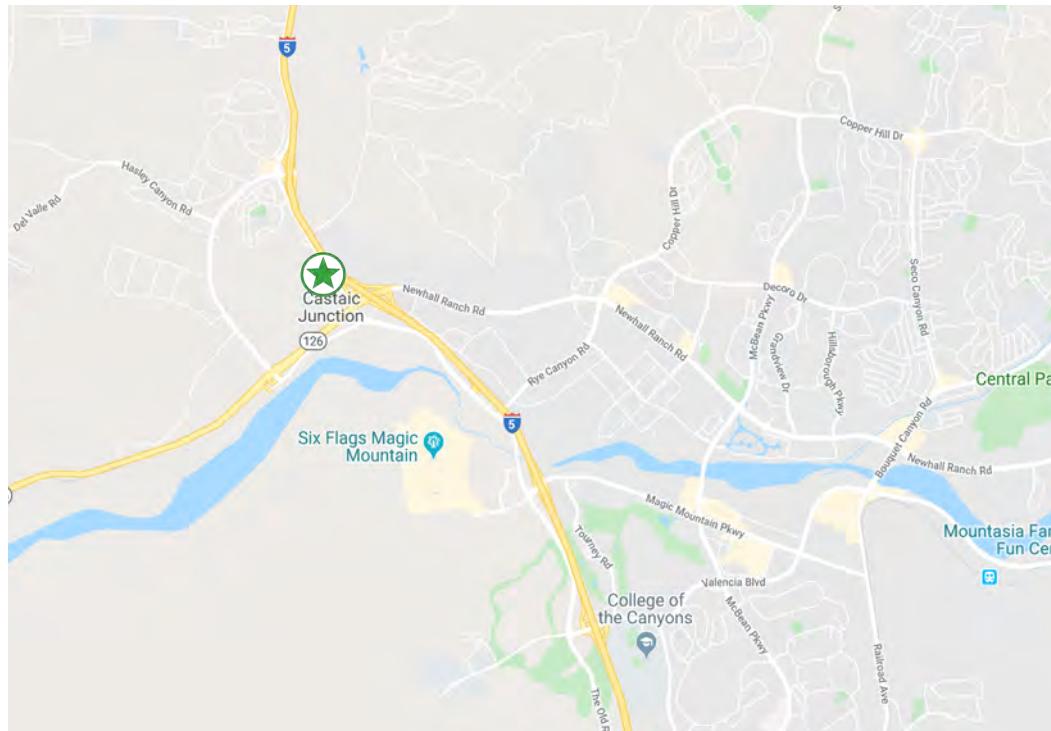


\*Included for general reference purposes only.  
Tenant to independently verify. Not to scale.

# Aerial View



# Location Map



## CONTACT

### Sam Glendon, SIOR

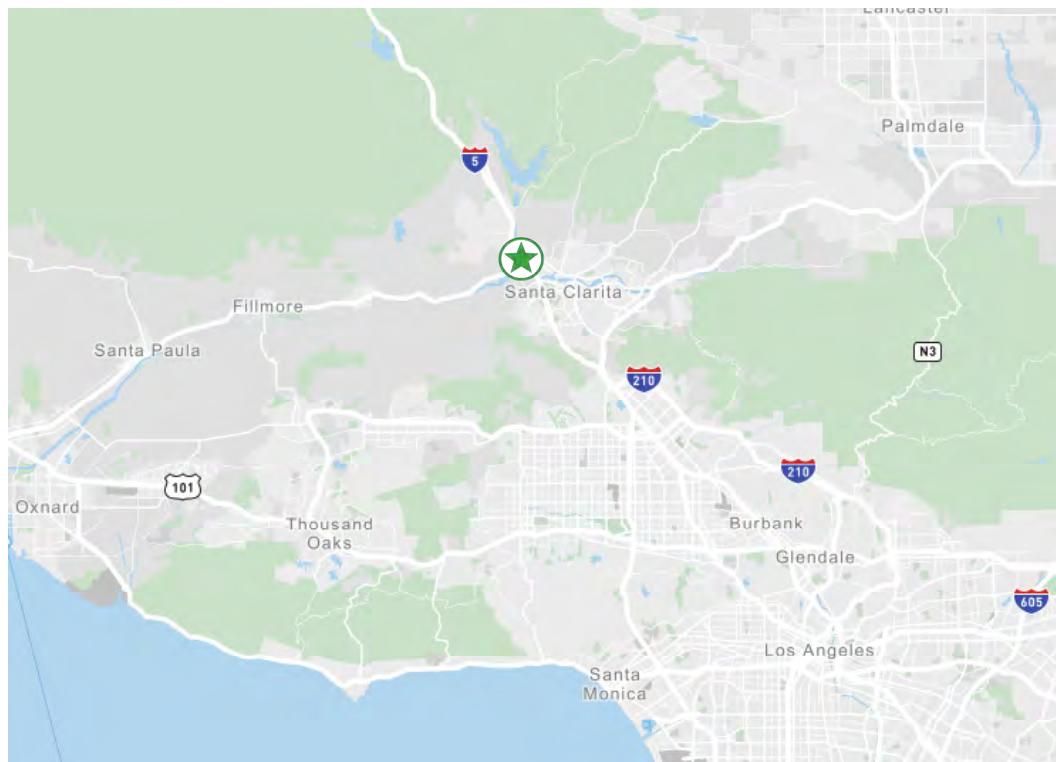
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# Regional Map



**CBRE**