

**FOR LEASE | UNITS RANGING FROM  
3,500 SF & 4,100 SF**



28910-28920 AVENUE PENN  
VALENCIA, CA 91355

**PENN COMMERCE  
CENTER**

**CBRE**

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# PROPERTY HIGHLIGHTS

- HIGH CORPORATE IMAGE, BUSINESS PARK SETTING
- HIGHLY EFFICIENT INDUSTRIAL UNITS AVAILABLE
- PRIME VALENCIA LOCATION
- FULLY AIR CONDITIONED
- FULLY INSULATED WAREHOUSE



## 28910 AVENUE PENN, UNIT 202

<b>Available SF</b>	3,500 SF
<b>Asking Lease Rate</b>	\$1.50/SF/Month IC
<b>Common Area Maintenance Fee</b>	\$0.15/SF/Month
<b>Available Date</b>	May 1, 2026
<b>Clear Height</b>	15'
<b>Grade Level Doors</b>	1 (10' x 12')
<b>Power</b>	200 Amps, 277/480 Volt
<b>Office</b>	620 SF
<b>Parking</b>	7 Spaces
<b>Total Monthly Lease Rate</b>	\$5,250/Month

## 28920 AVENUE PENN, UNIT 105

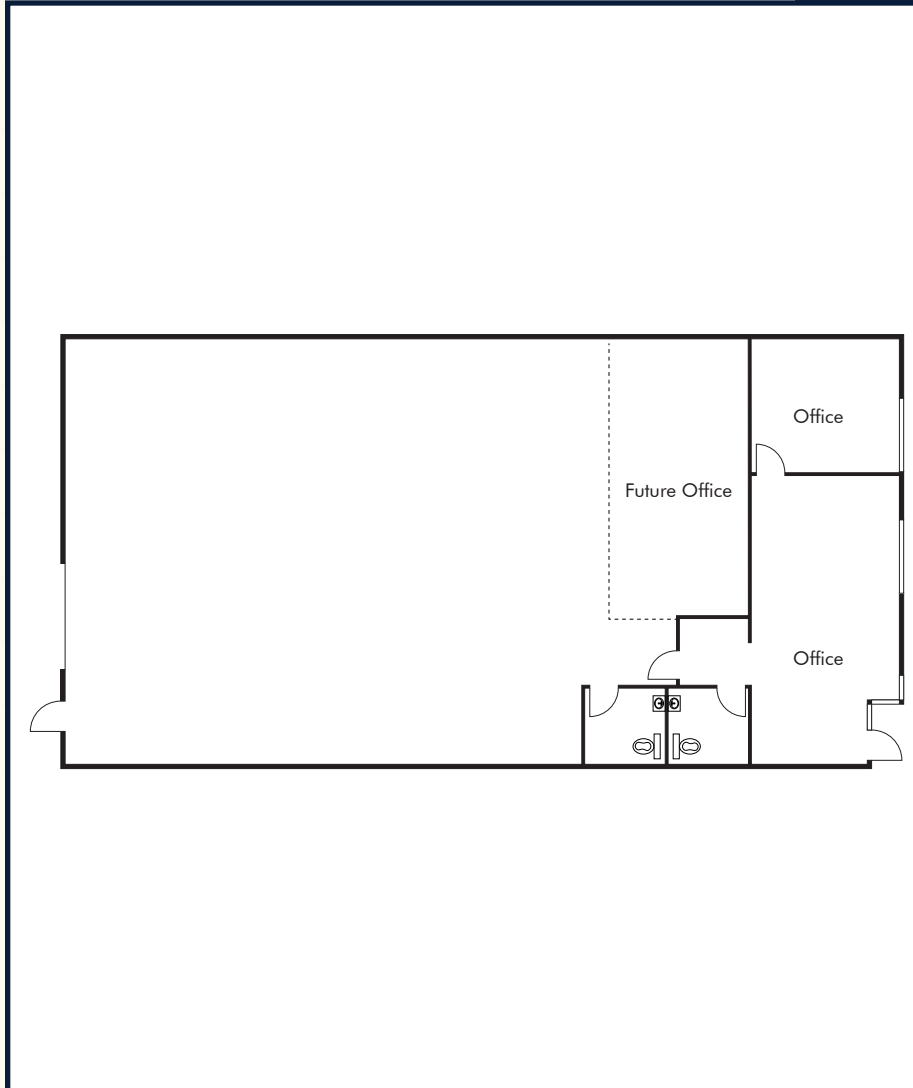
<b>Available SF</b>	4,100 SF
<b>Asking Lease Rate</b>	\$1.50/SF/Month IC
<b>Common Area Maintenance Fee</b>	\$0.15/SF/Month
<b>Clear Height</b>	17'
<b>Grade Level Doors</b>	1 (10' x 14')
<b>Power</b>	200 Amps, 277/480 Volt
<b>Office</b>	560 SF
<b>Parking</b>	8 Spaces
<b>Total Monthly Lease Rate</b>	\$6,150/Month

# SITE PLAN

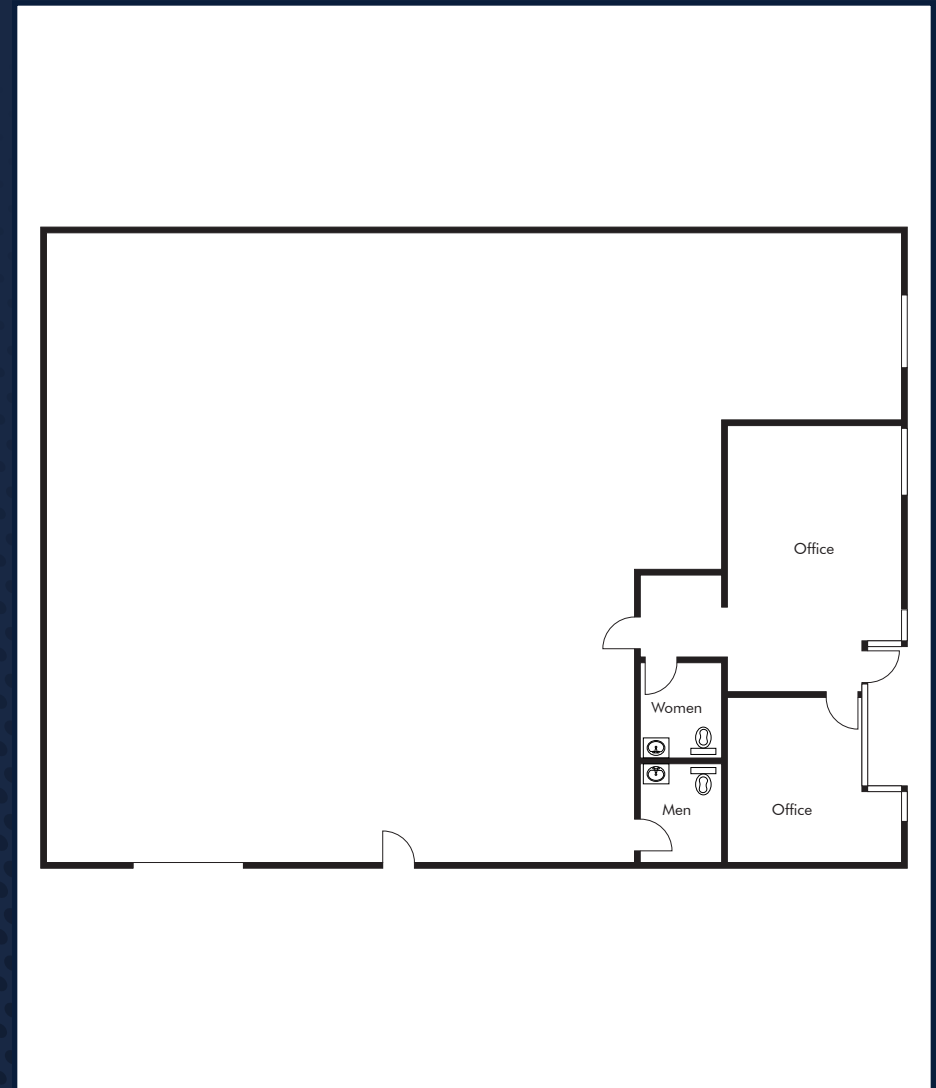


# FLOOR PLANS

28910 Avenue Penn, Unit 202



28920 Avenue Penn, Unit 105

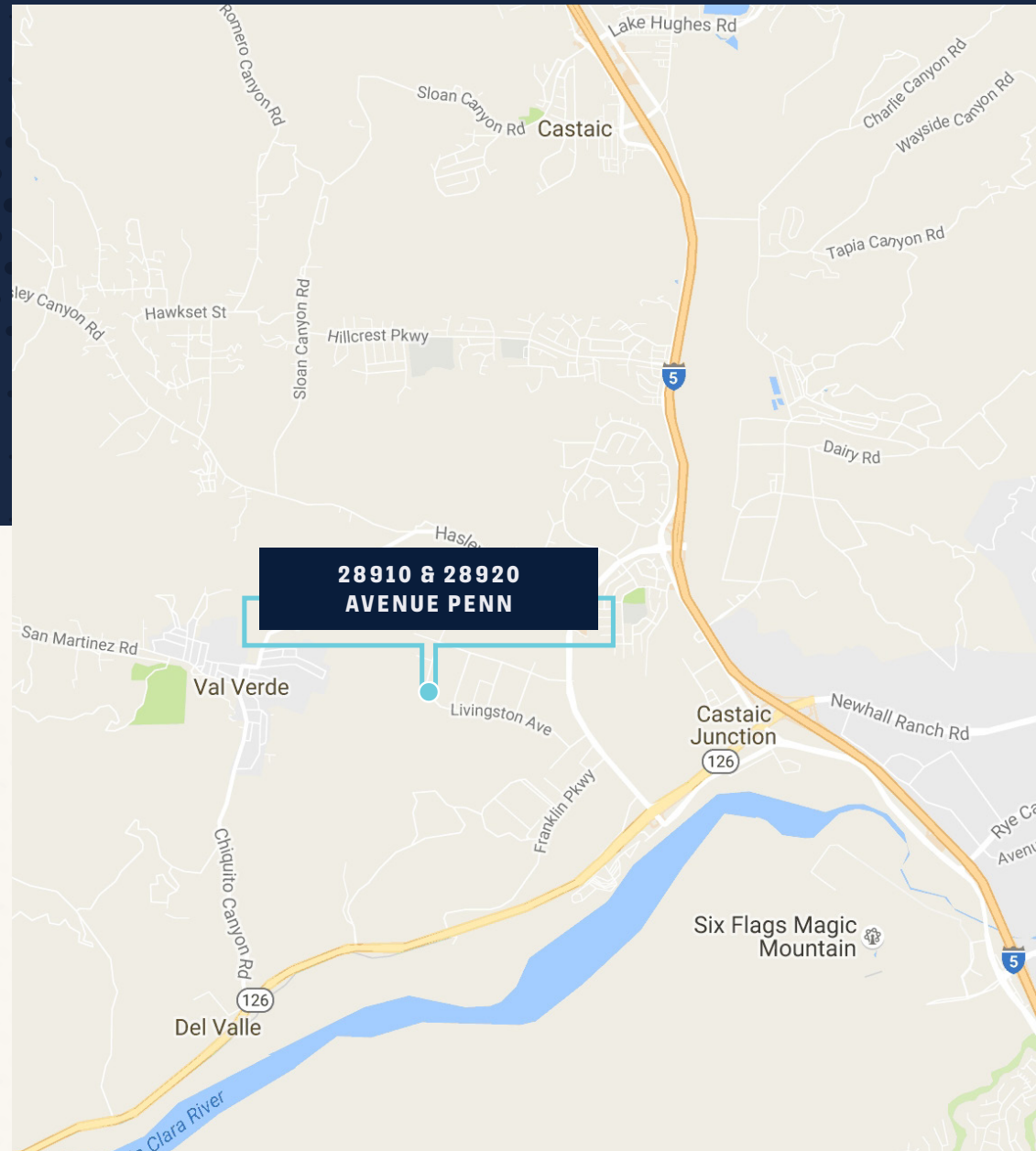


# LOCATION MAP



- Located in the Master Planned Valencia Commerce Center
- Excellent Access to Highway 126 and Interstate 5 via Commerce Center Drive
- Easy Access to 405, 101 Freeways, Burbank Airport (30 Minutes) and LAX (45 Minutes)
- Close Proximity to the new Hasley Crossroads Shopping Center, Courtyard Marriott, Embassy Suites, Valencia Town Center, the Hyatt Valencia Hotel and Santa Clarita Conference Center, and Newhall Ranch master planned development, which will encompass approximately 20,000 new homes

# LOCATION MAP





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# PENN COMMERCE CENTER

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**CBRE**

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