

Industrial | $\pm 8,822$ SF Available For Lease

CBRE

28875 Industry Dr.

Building 4E | Valencia, CA



Building Highlights

- + State-of-the-Art Building, Newer Construction
- + Great Power, 4 Restrooms
- + Direct Access to I-5 & Hwy 126
- + 24' Min. Clear Height; Dock High Loading
- + Nicely Appointed Offices
- + Located within Master Planned Valencia Commerce Center



- + Building SF: 8,822 SF
- + Office SF: 2,618 SF
- + Warehouse SF: 6,204 SF
- + Asking Base Rent: \$0.99/SF/Month + NNN Charges
- + Est. NNN Charges: \$0.38/SF/Month
- + Restrooms: 4
- + Dock High Loading Position: 1 (Truck Well)
- + Grade Level Loading Door: 1
- + Minimum Clear Height: 24'
- + Power: 600 Amps 277/480V; 3 Phase
- + Parking Spaces: 17 / Ratio: 1.93:1,000
- + Zoning: M1.5

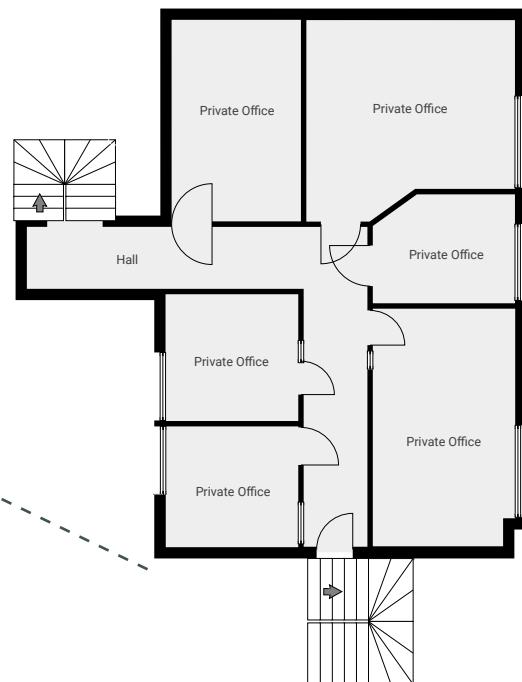
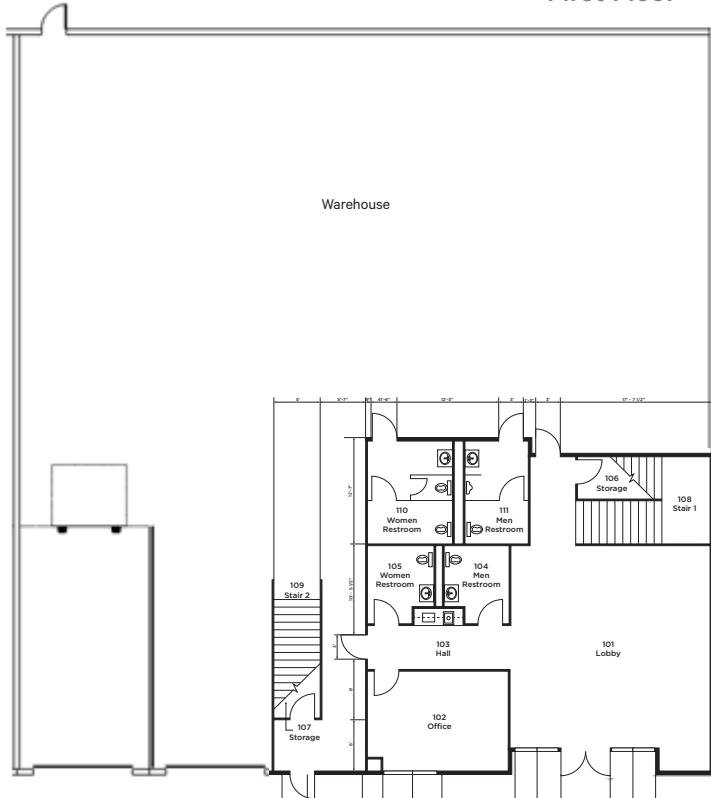
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Floor Plans

$\pm 7,560$ SF

First Floor



$\pm 1,133$ SF

Second Floor (Mezzanine)

Office Mezzanine Includes Several Private Offices Not Shown in the Plan

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For more information, please contact:

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