

EVERITT GROUP

BUSINESS CENTER

WAREHOUSE 3

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01417157



OFFICE/FLEX
Approximately 1,800± SF
3 Offices



AVAILABLE POWER
2,000z/480v 3pHeavy



LOADING/CLEARANCE
4 Docks with 3 Roll Up Doors
24' Clearance



WAREHOUSE 3

Address	25000 Avenue Stanford Valencia, CA 91355
Lot Size	137,815 SF (3.16 AC)
Building Size*	83,707 SF
Year Built	1999
Zoning	SCBP-Industrial Light Manufacturing
Total Space Available	24,950 ± SF Total
<i>Flex/Office</i>	1,800 ± SF
Warehouse Clearance	24'
Loading	4 Docks, 3 Roll Ups
Price Per SF	\$1.35 mo/\$16.20 yr
Type of Lease	Modified Gross
CAM	\$.30 mo



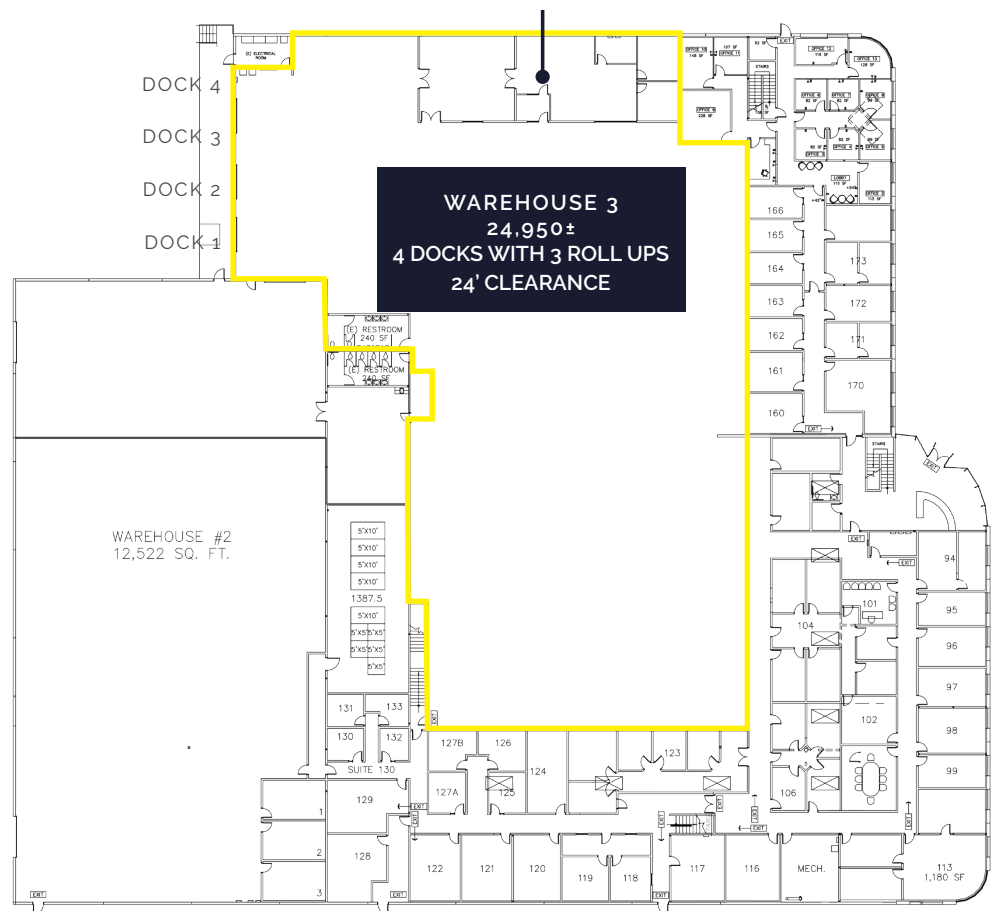
Everitt Group Business Center at 25000 Ave Stanford presents for lease 24,950± SF of warehouse space located in the highly desirable Valencia industrial center with immediate access to Interstate 5 Freeway and SR 126.

Only 10 minutes from the San Fernando Valley, within 35 minutes of Downtown Los Angeles, Glendale & Pasadena. Easy access to Burbank Airport (20 minutes) and LAX (40 minutes).

The building is comprised of approximately 83,707 SF, built in 1999. It is zoned SCBP Industrial. The land use is industrial Manufacturing (light). The space available has a 27' clearance, 2,000 amps/480v 3p heavy power, with four docks with three roll ups with 24' clearance.

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INCLUDES
 OFFICE/FLEX SPACE
 1,800± SF
 12' CLEARANCE



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