



FOR SALE | HIGH-IMAGE INDUSTRIAL / FLEX CONDO

28534 & 28536 Constellation Road, Santa Clarita, CA 91355

+/- 4,820 SF Building (Combined Total)
Sale Price: \$1,835,000



CONTACTS:



Dean Cox

Senior Vice President | DRE #01331788
Office: 661.295.9300
Cell: 661.644.6120
dean@crissmancommercial.com



Aaron Avila

Senior Vice President | DRE #02037778
Office: 661.295.9300
Cell: 661.993.9873
aaron@crissmancommercial.com

PROPERTY INFO



28534 & 28536 Constellation Road Santa Clarita, CA 91355

APN# 2866-047-103 & 2866-047-104
County Los Angeles
Zoning SCBP
Structure Size 4,820 SF
Year Built. 2006
Warehouse. Approx. 1,580 SF Total
Offices 4 Private Offices
Restrooms. 4 Restrooms
Roll Up Doors. Ground Level (2) : 10' x 12'
Power. To be verified by buyer
Tenants. Owner Occupied

Sale Price: \$1,835,000

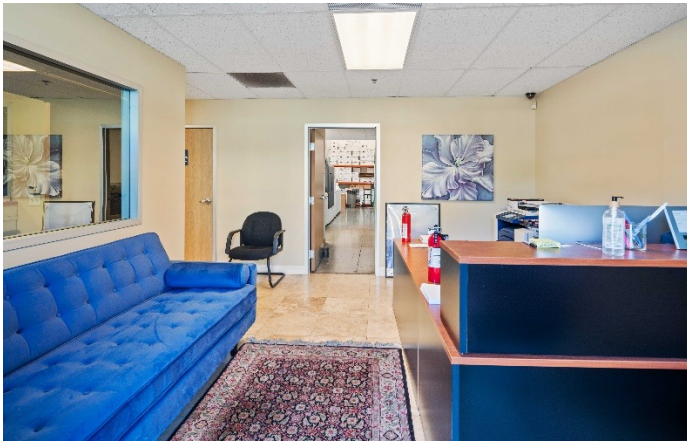


HIGHLIGHTS

- ✓ **Excellent Owner-User / Investment Opportunity**
- ✓ **Two Contiguous Units - Offered Together or Separately**
- ✓ **Prime Valencia Location Within the City of Santa Clarita Jurisdiction**
- ✓ **4 Private Offices, Reception Area, 3 Bullpen Work Areas**
- ✓ **4 Restrooms including Executive Restroom with Shower on the 2nd Floor**
- ✓ **28534: 700 SF Warehouse w/ HVAC
28536: 880 SF Warehouse NO HVAC**
- ✓ **1st Floor: Large Upgraded Kitchenette
2nd Floor: Junior Kitchenette w/ Excellent Finishes**
- ✓ **23' Ft Minimum Warehouse Clearance - Ample Power - (2) 10' x 12' Ground Level Loading Doors**
- ✓ **Minutes from Valencia Town Center, Amenities, Restaurants, Hotels, Public Transportation, and I-5 FWY & 126 FWY**







LOCATION

Walmart,
LA Fitness,
Smart & Final,
The Coffee Bean,
The Habit Burger

Newhall Ranch Rd

Six Flags
Magic Mountain

Constellation Rd

