

Industrial | For Lease

CBRE

# 25327 Avenue Stanford

Units 101 & 113, Valencia, CA 91355

2 MONTHS OF FREE RENT ON A 3 YEAR LEASE

2,864 – 2,965 SF Industrial Units For Lease



# Property Details

- + Full Air Conditioned, Heated & Insulated
- + No Additional CAMs or NNN Charges
- + 2 Offices, 2 Restrooms & Kitchenette
- + 4 Reserved Parking Spaces (2 Unreserved Spaces on First Come First Serve Basis)
- + Minutes From Amenities



UNIT 101	
AVAILABLE SF	2,965 SF
OFFICE SF	472 SF
ASKING RATE	\$1.70/SF/month IG
CLEAR HEIGHT	14' Minimum
GL DOORS	1 (10'w X 12'h)
POWER	100 Amps, 110/208V 3p
RESTROOMS	2
PARKING	4 reserved spaces (2 unreserved spaces on first come first serve basis)
SPRINKLERED	Yes

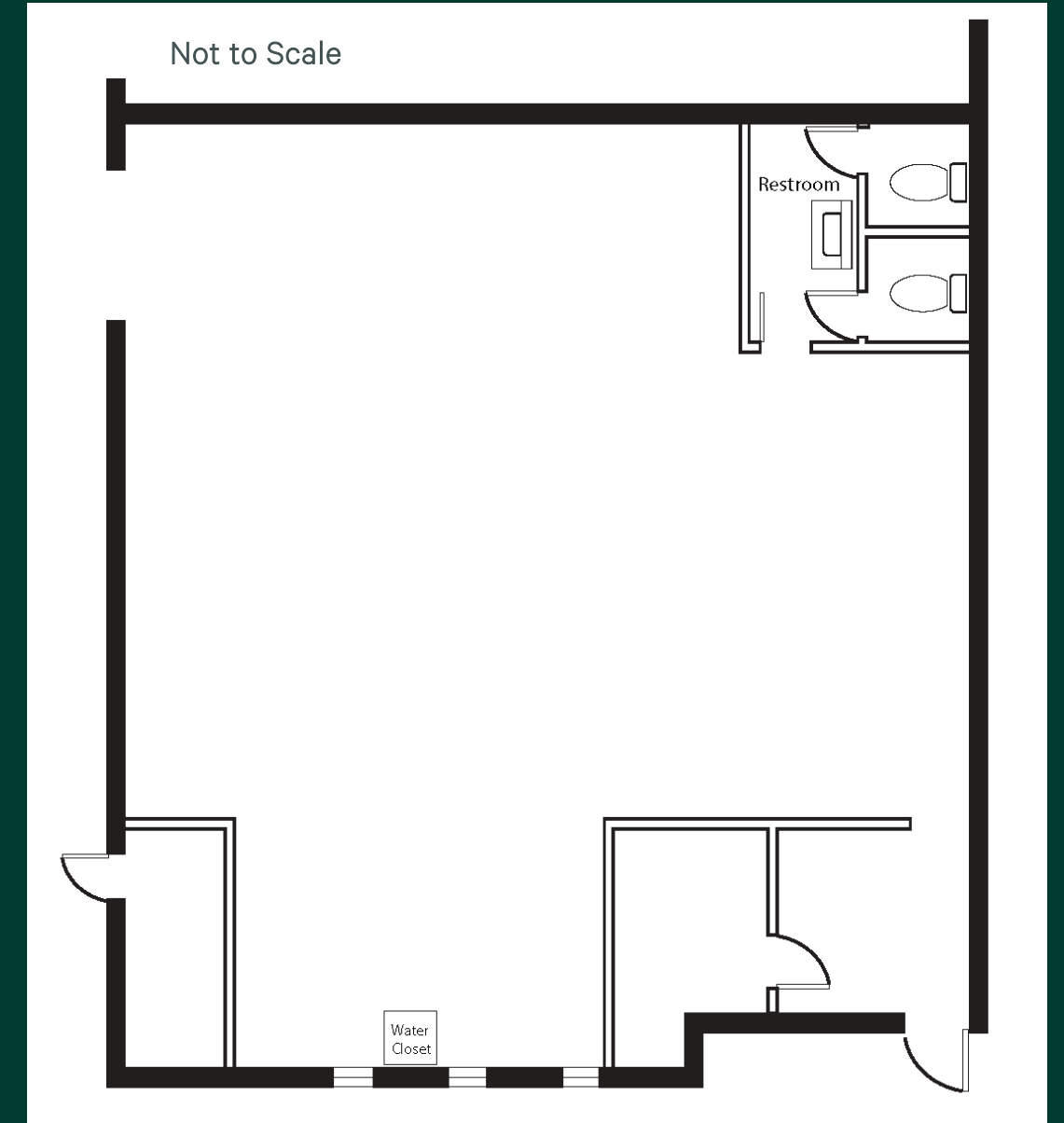
UNIT 113	
AVAILABLE SF	2,864 SF
OFFICE SF	296 SF
ASKING RATE	\$1.70/SF/month IG
CLEAR HEIGHT	14' Minimum
GL DOORS	1 (10'w X 12'h)
POWER	100 Amps, 110/208V 3p
RESTROOMS	2
PARKING	4 reserved spaces (2 unreserved spaces on first come first serve basis)
SPRINKLERED	Yes

25327 Avenue Stanford, Valencia, CA 91355

# UNIT 113 INTERIOR PHOTOS

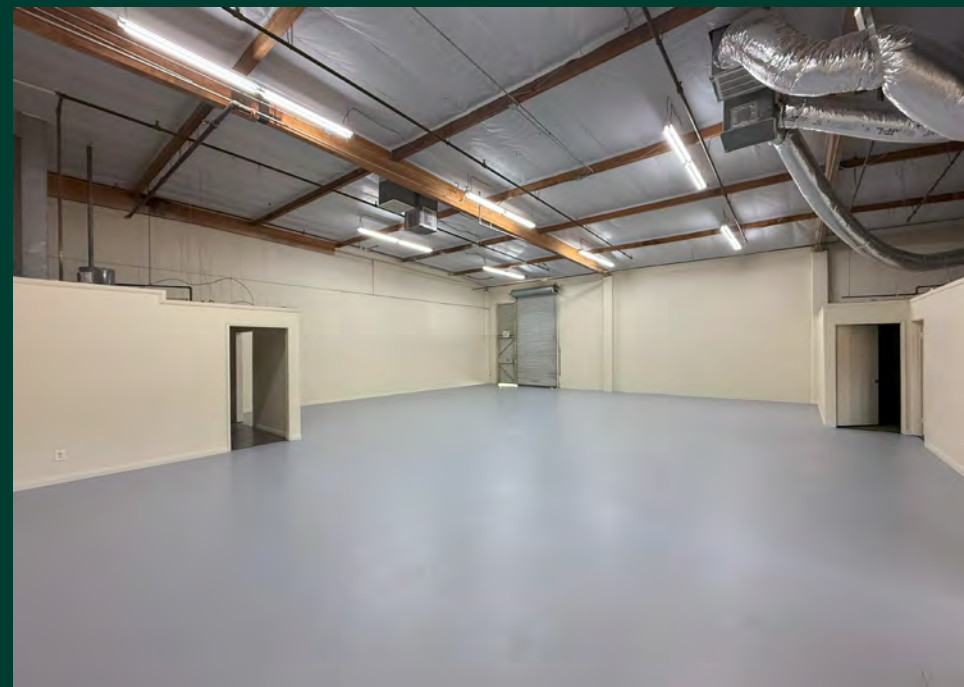
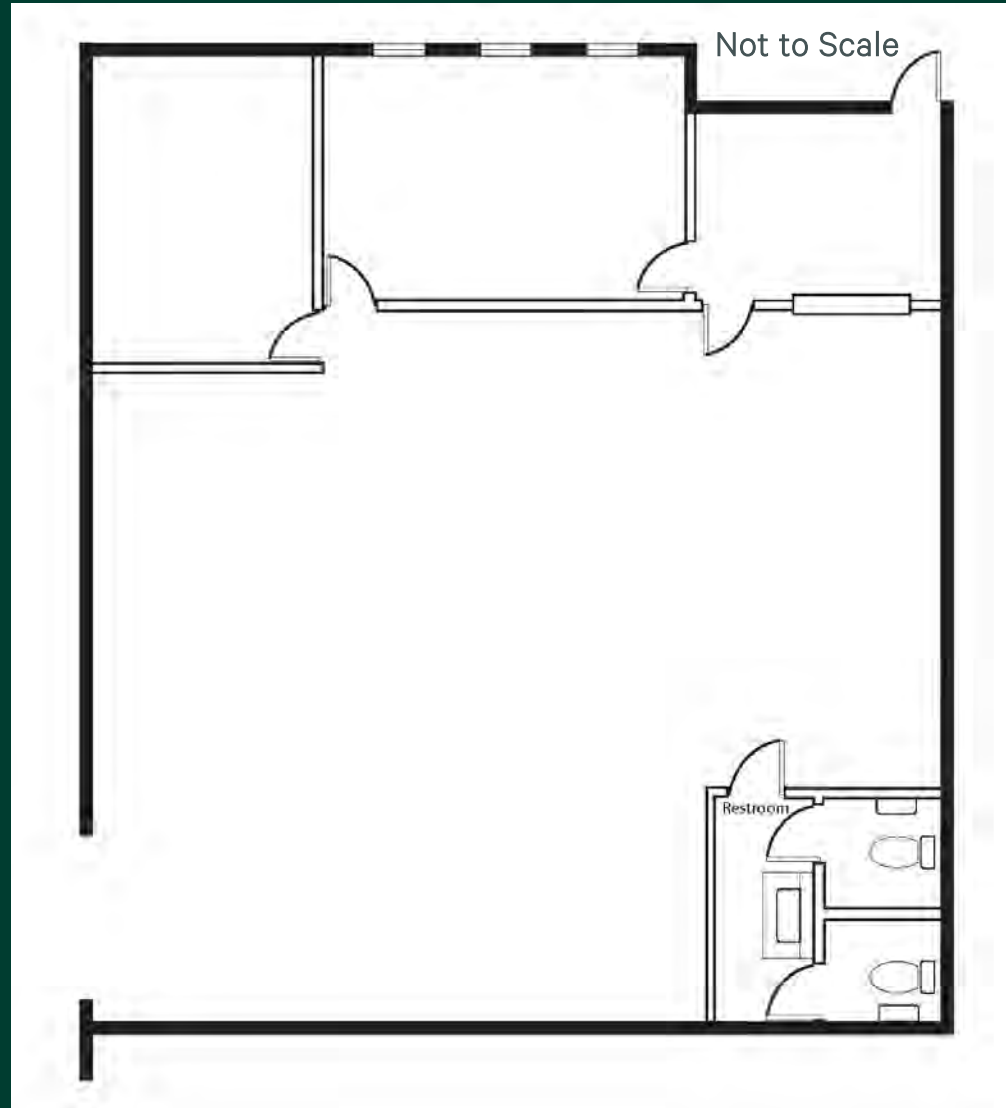


# UNIT 113 FLOOR PLAN



# UNIT 101 INTERIOR PHOTOS

## UNIT 101 FLOOR PLAN



### CONTACT US

Sam Glendon, SIOR  
Senior Vice President  
+1 818 502 6745  
[sam.glendon@cbre.com](mailto:sam.glendon@cbre.com)  
Lic. 01826689

Mike Zugsmith  
Senior Associate  
+1 818 907 4683  
[mike.zugsmith@cbre.com](mailto:mike.zugsmith@cbre.com)  
Lic. 02056362