

For Lease

39,933 SF Industrial Building

28606 Livingston Ave
Valencia, CA 91355

Colliers



Accelerating success.

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505 N Brand Blvd

Suite 1120

Glendale, CA 91203

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Building Highlights



Valencia
Commerce Center



Free-Standing
Corporate Facility



Dock High & Ground
Level Loading



Heavy Power



High End Offices



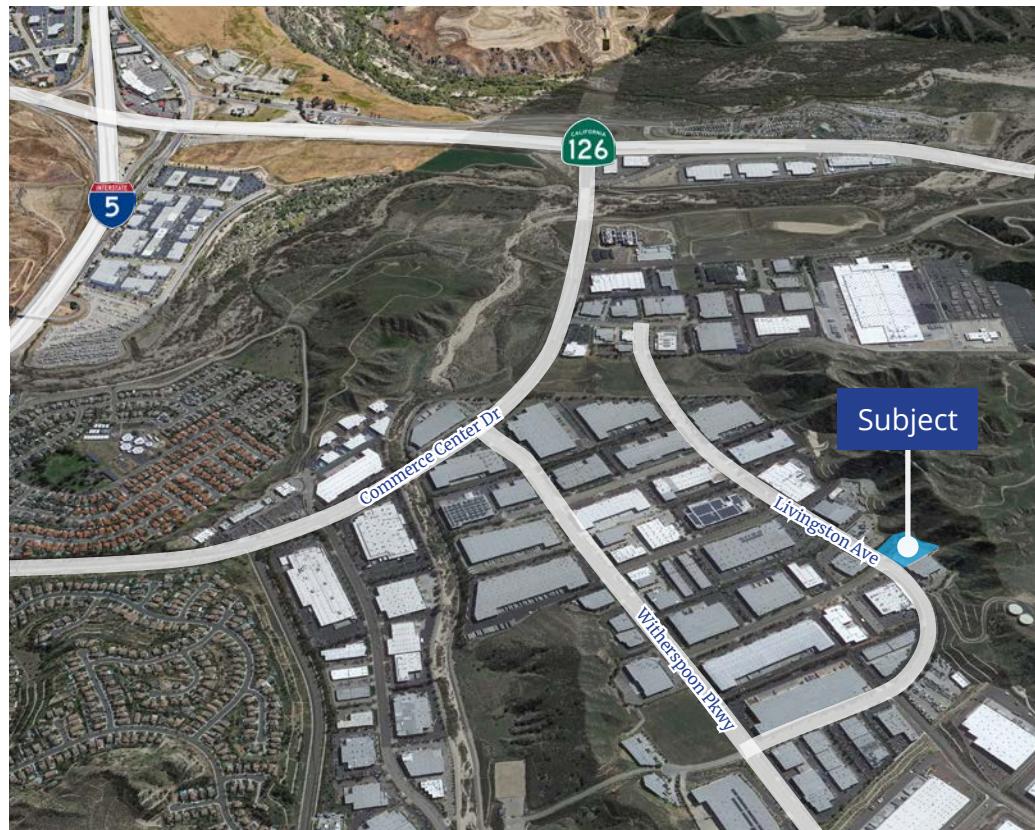
Undergoing Renovation



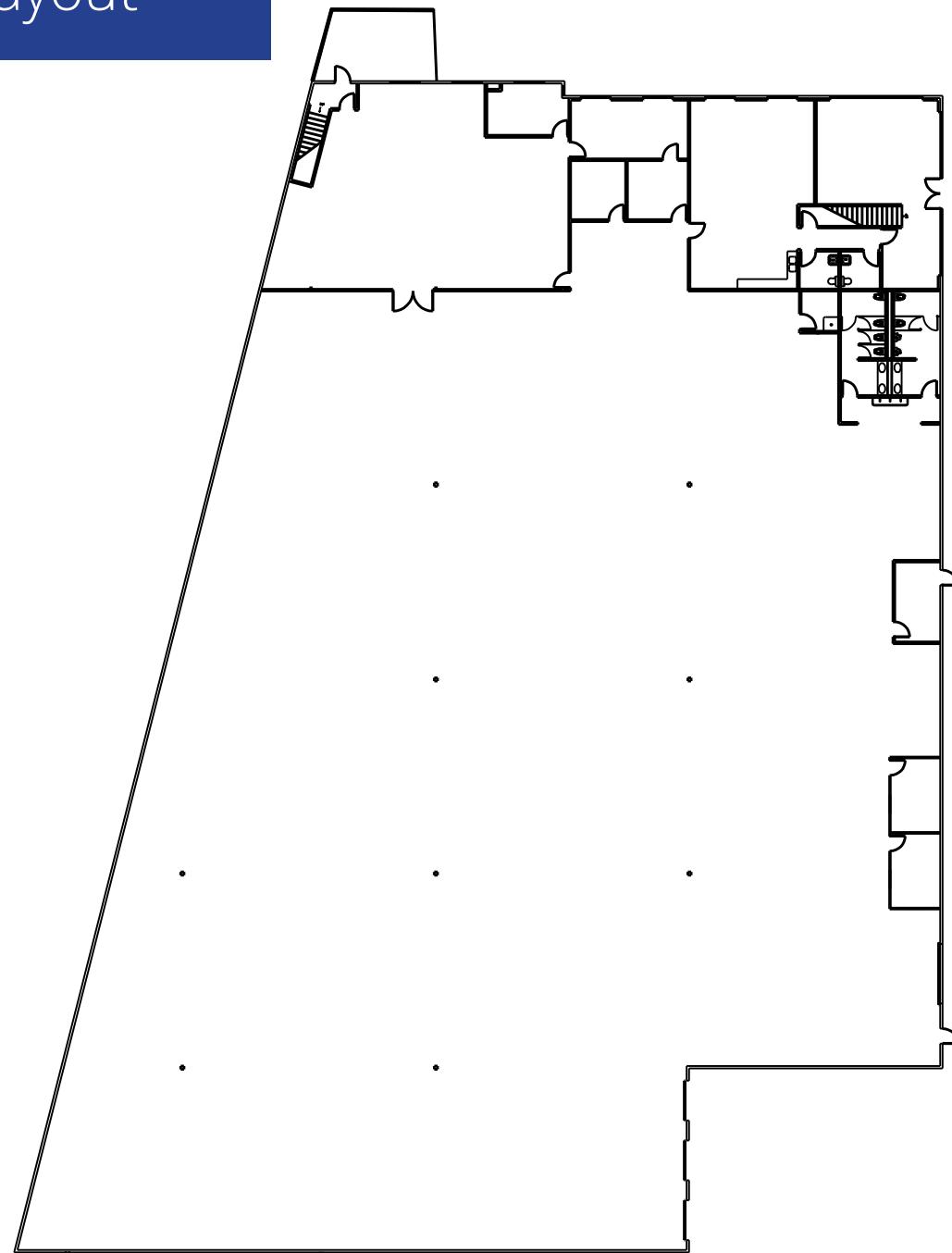
Specifications

Available SF	39,933
Monthly Rent	\$55,507
Lease Rate/SF	\$1.39
Operating Expenses/SF	\$0.28
Clear Height	24'
DH Doors	3
GL Doors	1
Power	2000A, 480V, 3Ph, 4W
Parking Spaces / Ratio	82 / 2.05:1
Sprinklered	Yes
Office SF	8,400
Finished Office Mezz. SF	5,900
Restrooms	6
Zoning	M1.5
Possession	9/1/2023
To Show	Call Agent

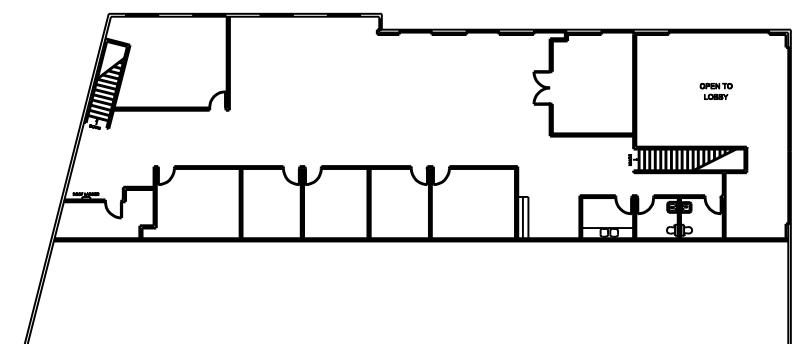
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



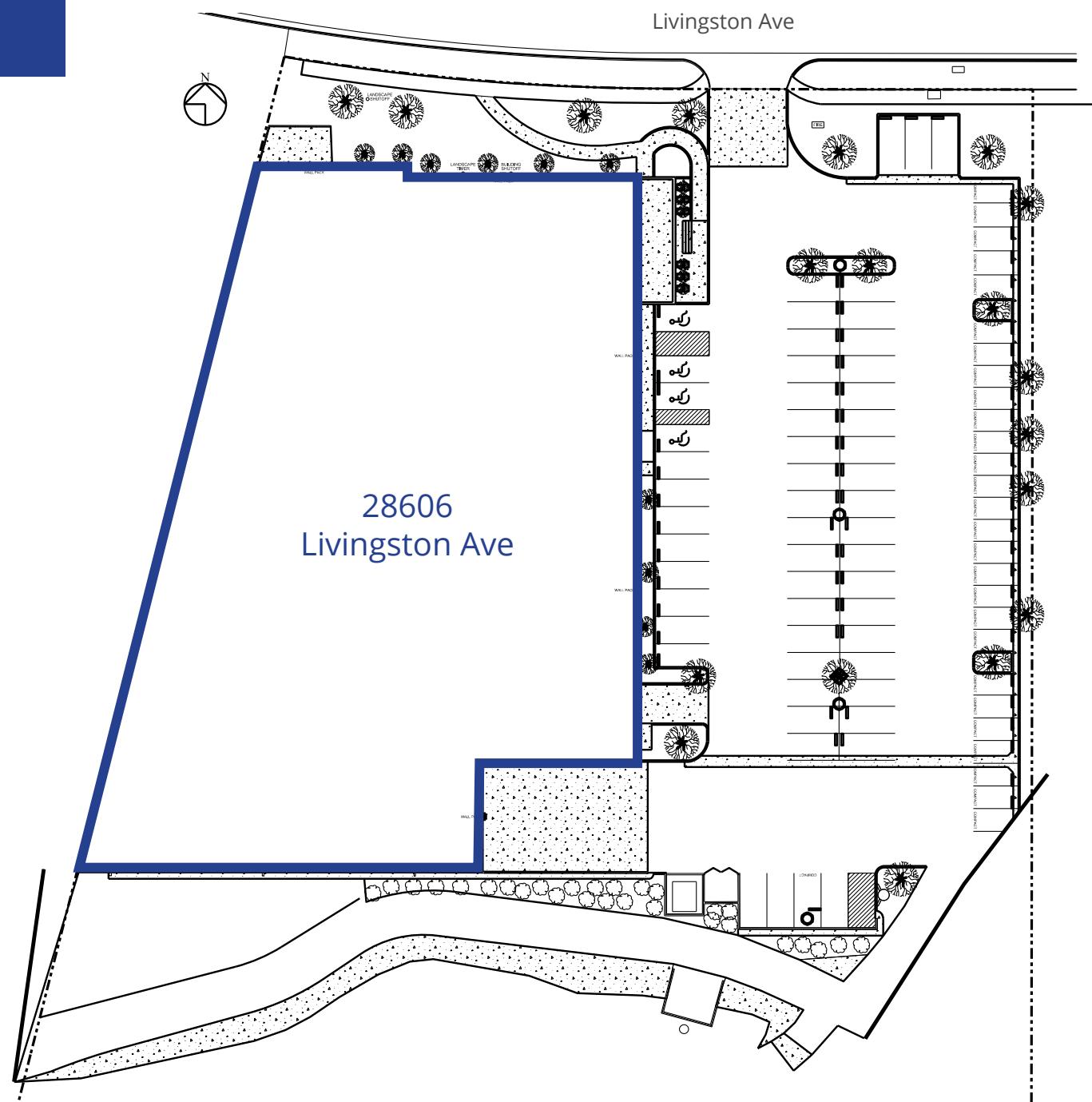
Layout



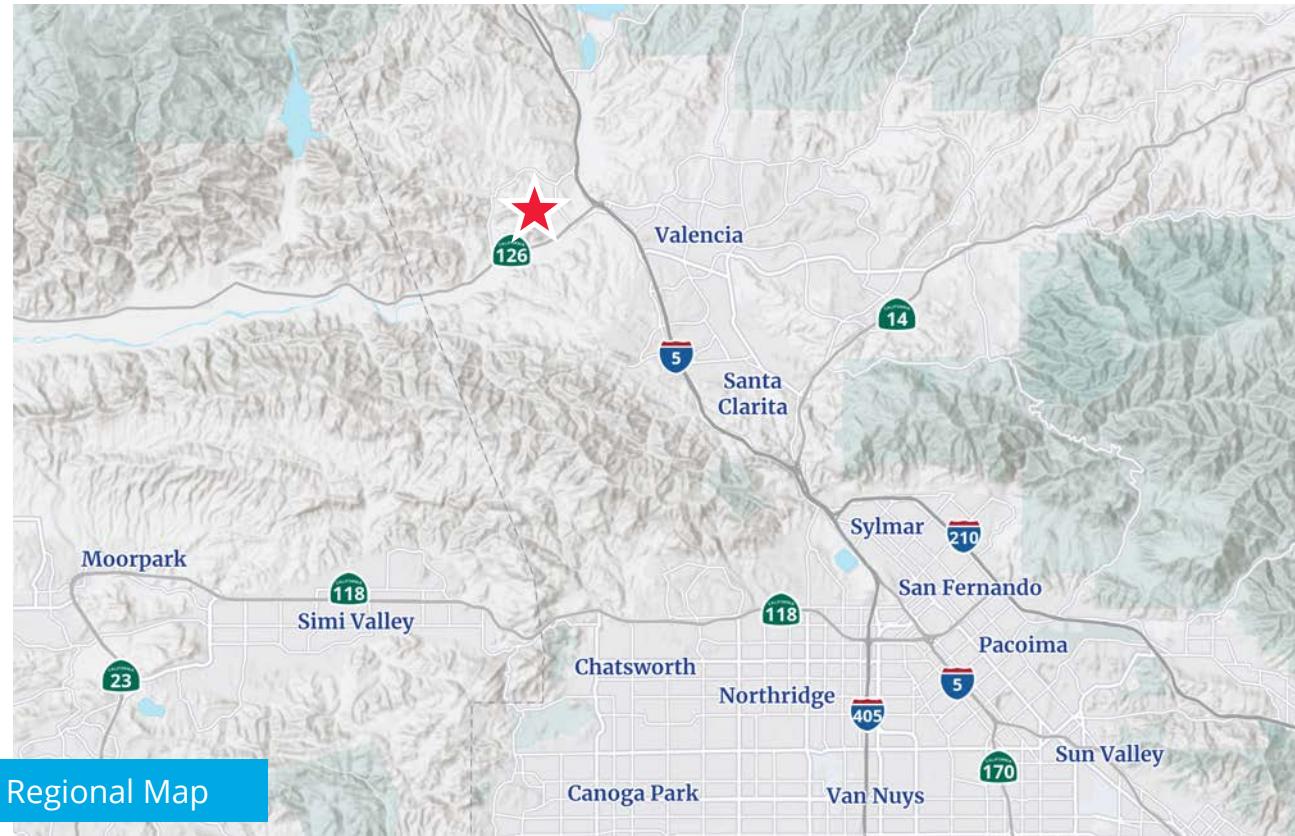
Mezzanine



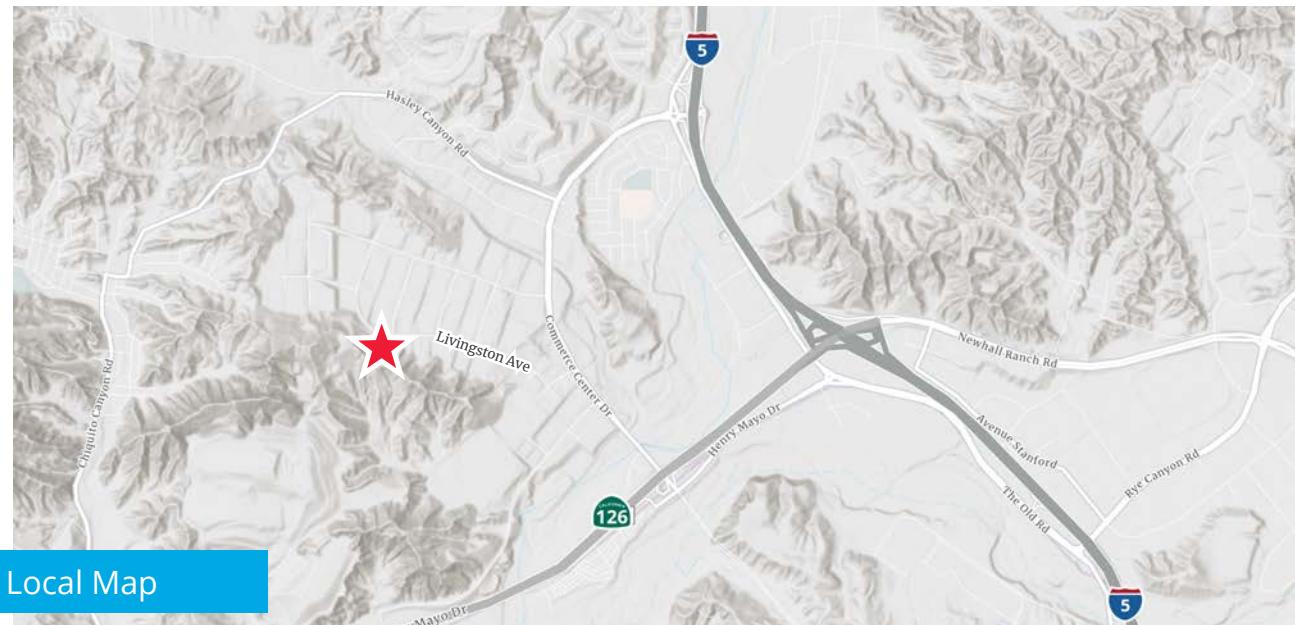
Site Plan



Location Maps



Regional Map

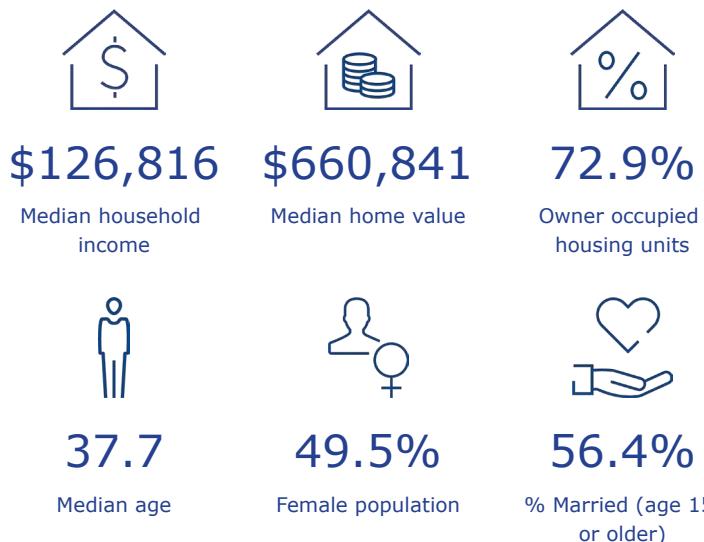


Local Map

Market Overview

28606 Livingston Ave, Valencia, California,
91355
8 mile radius

Household & population characteristics



Households & population



Education



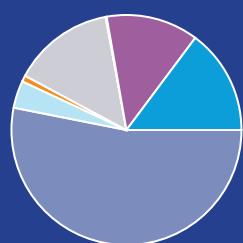
Annual lifestyle spending



Annual household spending



Race

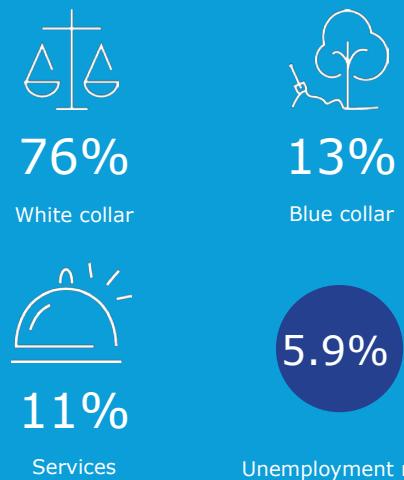


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



Employment





Contact Info

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