

Industrial | ±8,220 SF Available For Lease

CBRE

# 29013 Avenue Penn

Valencia, CA



Fully Renovated Industrial Building in a Dynamic Business Park

29013 Avenue Penn  
Valencia, CA

# Building Highlights



Full Renovation of Offices and Warehouse Recently Completed



No Additional CAM or NNN Fees



Minimal Office Space,  
3 Restrooms



Excellent Access to I-5 & Hwy 126



Part of Master Planned  
Business Park



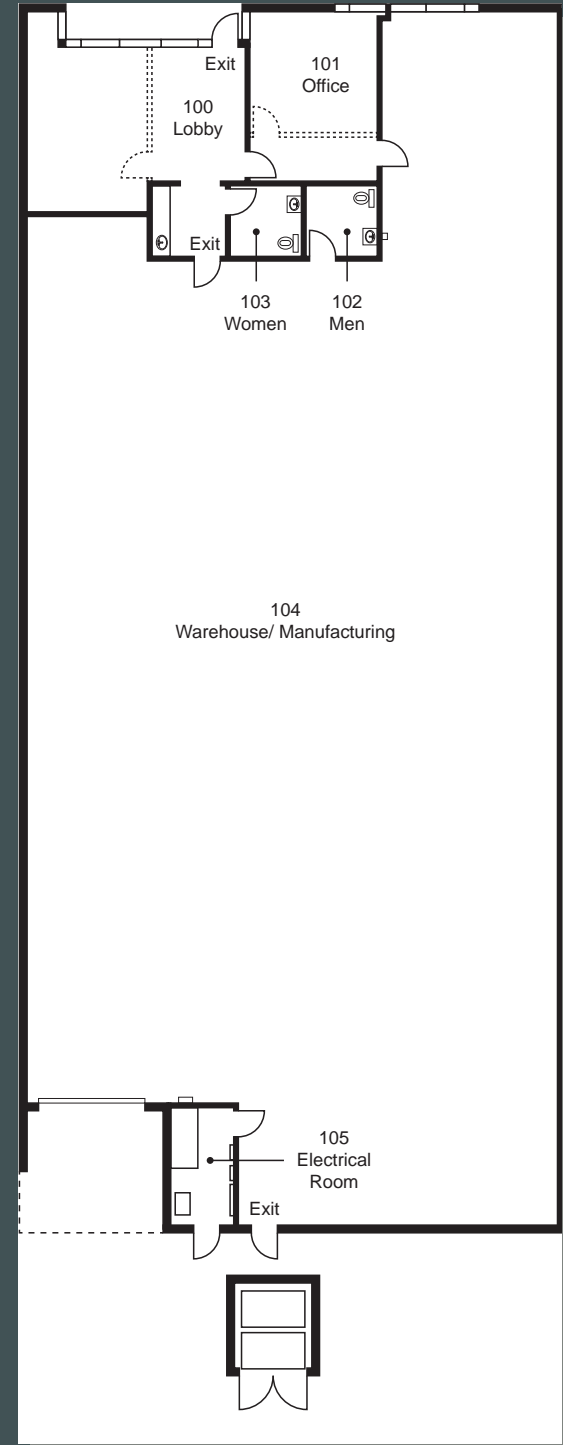
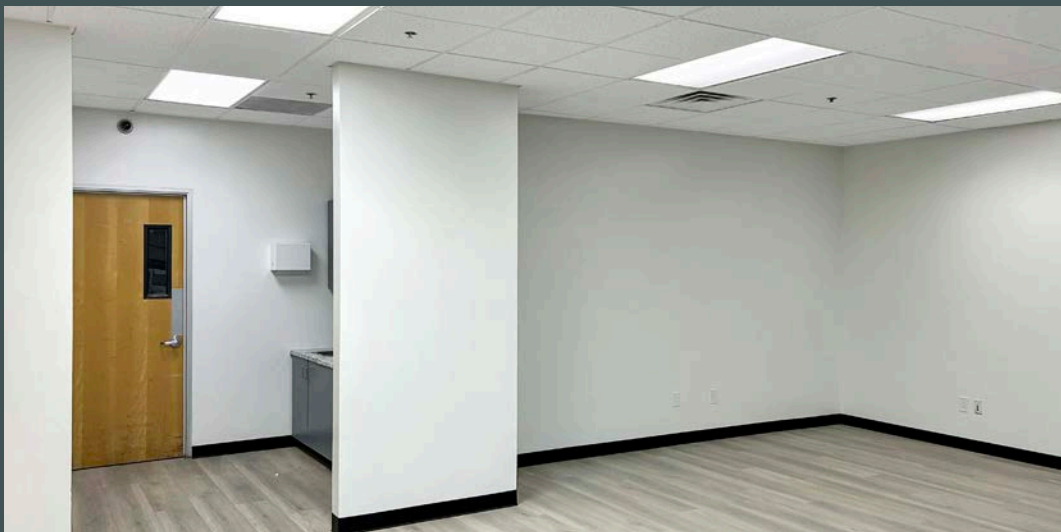
Solar on Roof at No Additional  
Cost to Tenant

Building SF	8,220 SF
Office SF	900 SF
Warehouse SF	7,320 SF
Asking Base Rent Per SF	\$1.50/SF/Month Industrial Gross
Est. NNN Charges	No Additional Base Year CAM Fee or NNN Charges
Restrooms	3
Grade Level Loading Door	1
Minimum Clear Height	18'
Power	400 Amps 277/480V; 3 Phase
Parking Spaces	16 / Ratio: 1.95:1,000
Zoning	M1.5



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# Floor Plan



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# Location Map



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# Regional Map



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**For more information, please contact:**

**Sam Glendon, SIOR**

Senior Vice President

+1 818 502 6745

[sam.glendon@cbre.com](mailto:sam.glendon@cbre.com)

Lic. 01826689

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