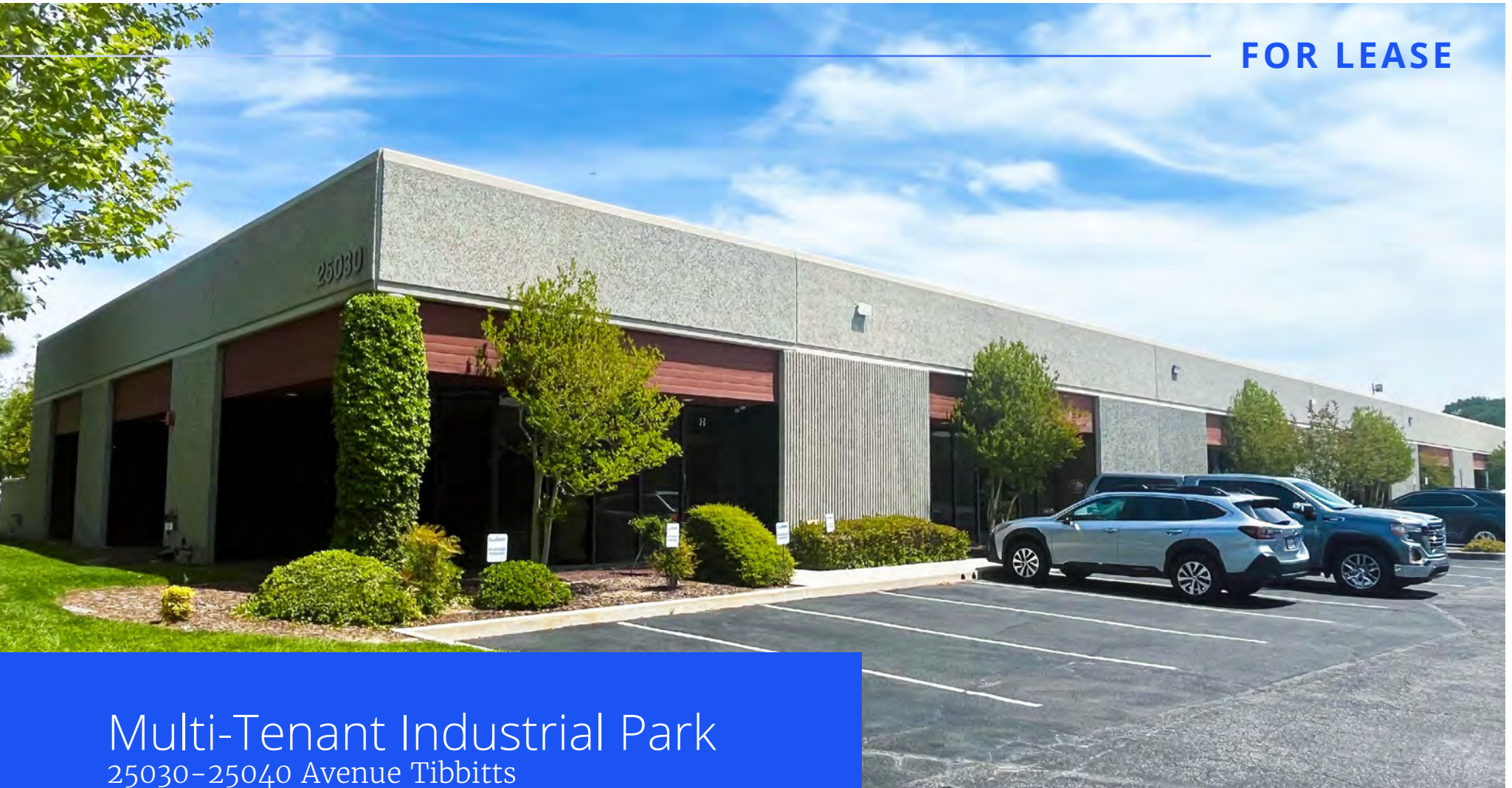


FOR LEASE



Multi-Tenant Industrial Park

25030-25040 Avenue Tibbitts

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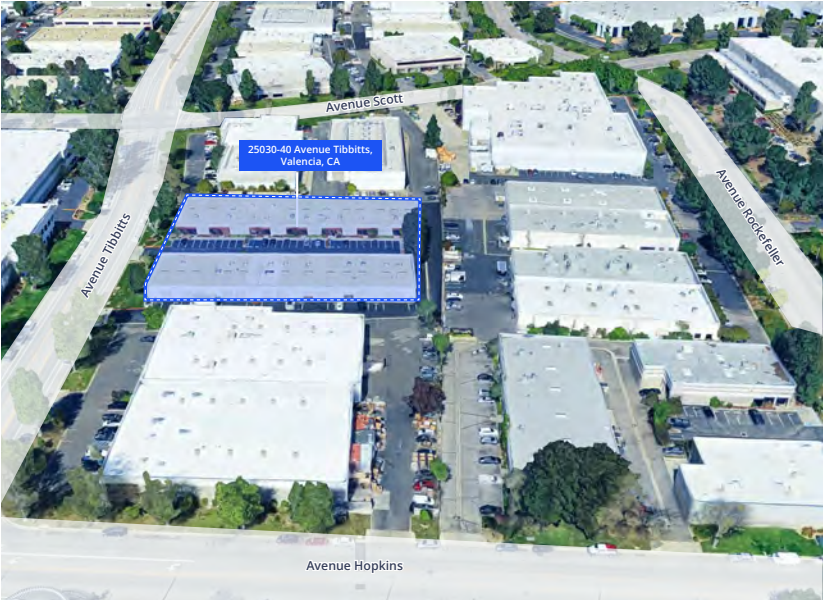
Accelerating success.

Multi-Tenant Industrial Park










25030-25040 AVENUE TIBBITTS

Unit	SF	Rate
F	4,320	\$1.40 PSF, IG + CAM
P	4,220	\$1.40 PSF, IG + CAM

CAM Fee is approximately \$0.12 PSF



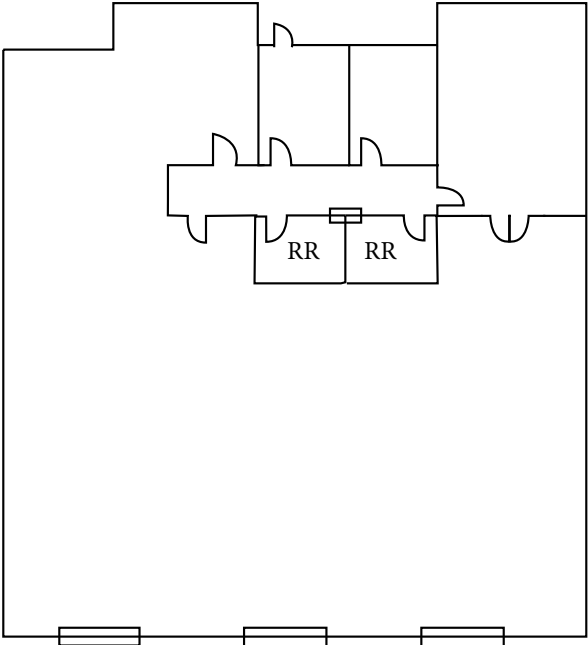
Property Highlights

-  14' Clear Height
-  Functional Layout with Minimal Office
-  Low CAM Fees
-  2:1,000 Parking Ratio
-  Ground Level Loading
-  Recently Renovated Units
-  High Image Multi-Tenant Building
-  Convenient Access to I-5 and 126 Freeways
-  Close to Retail Amenities & Valencia Town Center

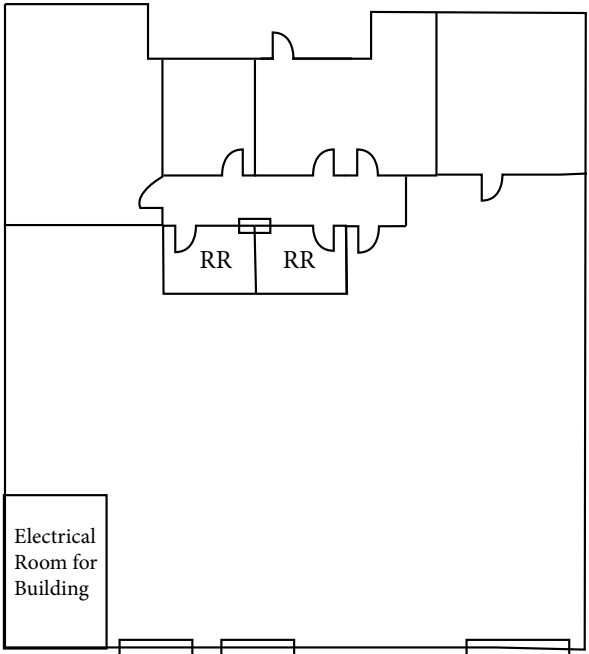
Multi-Tenant Industrial Park

25030-25040 AVENUE TIBBITTS

Unit F - 4,320 SF



Unit P - 4,220 SF





COURTYARD
BY HILTON
EMBASSY SUITES
by Hilton

HOMWOOD SUITES
Hilton

LAIFITNESS. **Smart & Final**
COPPER HILL BBQ **TESLA** Supercharger
the Habit BURGER GRILL
Patron's Mexican Bar & Grill **menchie's**

Walmart

POPEYES
LOUISIANA KITCHEN
Starbucks **TACO BELL**

Office DEPOT. **Wendy's**
CHASE **Juice It Up?**
NUTRI SHOP Urbane Cafe

Ralphs **planet fitness**
McDonald's **W&F CREEK** **WELLS FARGO**

afterburn
FITNESS

POCOCK

Valencia High School
Italia **Carls Jr.**

7-Eleven **Starbucks** **Domino's**
Jack **DEL TACO**

Hilton Garden Inn
McDonald's **Shell** **Patron's**

Holiday Inn Express **Denny's**
SPRINGHILL SUITES **BLU** Best Western
YOGI GRILL **Starbucks**

Rack **HomeGoods**
CAVA **TJ-MAXX**
RED ROBIN **Olive Garden**
crumbl **Pete's Coffee & Tea**

Panera
BREAD

Valley Marketplace
Walgreens **california PIZZA KITCHEN**
MARSTON'S **MOOYAH**
TESLA Supercharger

TRADER JOE'S **BEST BUY**
SEAFOOD CITY **petco**
HOBBY LOBBY **Jack** **Domino's**

Six Flags
MAGIC MOUNTAIN

Red Lobster **IN-N-OUT**
Chick-fil-ee **Wendy's**

FATBURGER **BevMo!**
SUBWAY **LOCAL**
ROBEKS **Starbucks**

The Oaks Club
at Valencia

Valencia Country Club

HYATT REGENCY

COLLEGE OF THE CANYONS

ISLANDS **KOHL'S**
Cafe Rio **WHOLE FOODS** **CORNER BAKERY**
Philz Coffee **USbank**

UNITED STATES POSTAL SERVICE

SPROUTS **Target**
FIVE BELOW **Target**
Total Wine **Wine & More**
ULTA **WELLS FARGO**
85°C Bakery Cafe

LOWE'S **IN-N-OUT**
Domino's **DUNKIN' DONUTS**

HARBOR FREIGHT TOOLS
DOLLAR TREE **TACO BELL**
SUBWAY **McDonald's**

BARNES & NOBLE
Black Bear Diner
FIREHOUSE SUBS

Valencia Town Center
macy's **Apple** **LAZARUS**
JCPenney **H&M** **SPIT CREEK GRILLE**
REGAL **Chesecake Factory** **BUCK**
Earl of Airedale **FISH GRILL** **LAZY DOG**
POTTERY BARN **Chick-fil-ee**

For more information, contact:

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Colliers 6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Available SF 4,320 SF Industrial For Lease Building Size 19,244 SF



Property Name:

Valencia Industrial Center

Address:

25030 Avenue Tibbitts, Unit F, Valencia, CA 91355

Cross Streets:

Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center

Multi-Tenant Building

Convenient Access to 5 & 126 Fwys

Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$6,048	Sprinklered:	Yes	Office SF / #:	800 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,320 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,320 SF	A: 400 V: 120/208 Q: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Bt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APNH:	2866-018-092

Listing Company:

Colliers

Agents: [John Erickson 661-253-5202](mailto:John.Erickson@colliers.com), [Christopher Erickson 661-253-5207](mailto:Christopher.Erickson@colliers.com), [Cole Taylor 661-253-5271](mailto:Cole.Taylor@colliers.com)

Listing #: 42098159

Listing Date: 03/12/2025

FTCF: CB250N000S000

Notes: CAM Fee is approximately \$0.12 PSF. Lessee to verify all information.



Christopher Erickson
christopher.erickson@colliers.com
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Colliers 6324 Canoga Avenue, Suite 100, Los Angeles, CA 91367 | 818-905-5800

Available SF 4,220 SF Industrial For Lease Building Size 19,244 SF



Property Name:

Valencia Industrial Center

Address:

25030 Avenue Tibbitts, Unit P, Valencia, CA 91355

Cross Streets:

Avenue Tibbitts/Avenue Hopkins

Valencia Industrial Center
Multi-Tenant Building
Convenient Access to 5 & 126 Fwys
3 Ground Level Loading Doors
Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$5,908	Sprinklered:	Yes	Office SF / #:	1,462 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,220 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,220 SF	A: TBD V; TBD Q; TBD W; TBD		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Bt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2025
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	BP	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:				APNH:	2866-018-092

Listing Company:

Colliers

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Listing #: 42733771

Listing Date: 06/05/2025

FTCF: CB250N000S000

Notes: Lessee to verify all information. CAM fee is approximately \$0.12 PSF.



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