

±42,025 SF  
STATE OF THE ART INDUSTRIAL  
BUILDING FOR SUBLICENSE



28557  
INDUSTRY DRIVE

VALENCIA, CA

CBRE

# THE HIGHLIGHTS



POTENTIAL TO COMBINE WITH SISTER  
BUILDING (28577 INDUSTRY) FOR A  
TOTAL OF 86,869 SF



POTENTIAL TO SUBLICENSE  
±36,000 SF (WAREHOUSE ONLY)



FREESTANDING BUILDING



HIGH CORPORATE IMAGE



IMMEDIATE ACCESS TO GOLDEN  
STATE I-5 AND 126 FREEWAYS



NICELY APPOINTED  
OFFICE SPACE



POTENTIAL FOR A LONG TERM DIRECT  
LEASE WITH THE LANDLORD



# PROPERTY INFO

**ASKING RENT: \$1.18/SF/MONTH NNN**



**XXX**  
NNN Charges

**5,080 SF**  
Office SF

**42,025 SF**  
Available SF

**YES**  
Sprinklered

**84 SPACES**  
Parking Spaces

**4**  
Restrooms

**24' MINIMUM**  
Clear Height

**1**  
Grade Level Doors

**2006**  
Year Built

**800 AMPS; 277/480 V 3P 4W**  
Building Power

**3**  
Dock High Doors

**TILT-WALL**  
Construction Type



# BUILDING SITE PLAN





## EATERIES

1 Jack in the Box  
 2 Original Tommy's  
 3 Del Taco  
 4 Jimmy Deans  
 5 McDonald's  
 6 Teen Titans Tower Pizza  
 7 Wendy's  
 8 Red Lobster  
 9 In-N-Out Burger  
 10 Denny's  
 11 Sam's Flaming Grill  
 12 Crazy Otto's Diner  
 13 Azul Tequila  
 14 Tokyo Sushi  
 15 Crumbly Cookies  
 16 Chop Stop  
 17 Masa Ramen  
 18 Red Robin  
 19 Jamba  
 20 Rubio's  
 21 Olive Garden  
 22 Madre Restaurant  
 23 Ooh La La Panini  
 24 Cold Stone Creamery  
 25 Zankou Chicken  
 26 85C Bakery Café  
 27 Jersey Mike's  
 28 Presto Pasta  
 29 Hook Burger  
 30 See's Candies  
 31 Mimi's Cafe  
 32 Chick-fil-A  
 33 Chipotle  
 34 Crab N' Spice  
 35 Salt Creek Grillle  
 36 BJ's Restaurant  
 37 Greater Pacific  
 38 The Cheesecake Factory  
 39 Black N' Blue  
 40 Buca di Beppo  
 41 California Pizza Kitchen  
 42 Marston's Restaurant  
 43 Sabor Cocina Mexicana  
 44 Eggs 'n Things  
 45 Q&Q Hawaiian bbq  
 46 Italia  
 47 Pizza Di Marco  
 48 Maria's Italian Deli  
 49 Leo's Grill  
 50 The Habit Burger Grill  
 51 Olive Terrace Bar & Grill  
 52 Teriyaki Madness  
 53 Chronic Tacos  
 54 Pail's Noodle  
 55 Panda Express  
 56 Taco Bell  
 57 Popeyes  
 58 Las Delicias Sport Taqueria  
 59 Ameci Pizza & Pasta  
 60 Wingstop  
 61 Pizza Hut  
 62 Fatburger

## SHOPPING

1 Whole Foods Market	21 HomeGoods
2 Gap	22 Nordstrom Rack
3 Claire's	23 Tillys
4 Finish Line	24 T-Mobile
5 Forever 21	25 Target
6 Express	26 Apple
7 Bath & Body Works	27 Chase Bank
8 Lululemon	28 The Home Depot
9 Sephora	29 Valley Produce
10 Lovesac	30 Smart & Final Extra!
11 Vans	31 Walmart
12 Zumiez	32 Office Depot
13 Pottery Barn	33 BevMo!
14 Color Me Mine	34 Subaru Dealership
15 Men's Wearhouse	35 Lexus
16 Sprouts Farmers Market	36 Infiniti
17 Ralphs	37 Macy's
18 The UPS Store	38 JCPenney
19 Five Below	39 H&M
20 Big 5 Sporting Goods	40 Carter's

 **FITNESS**

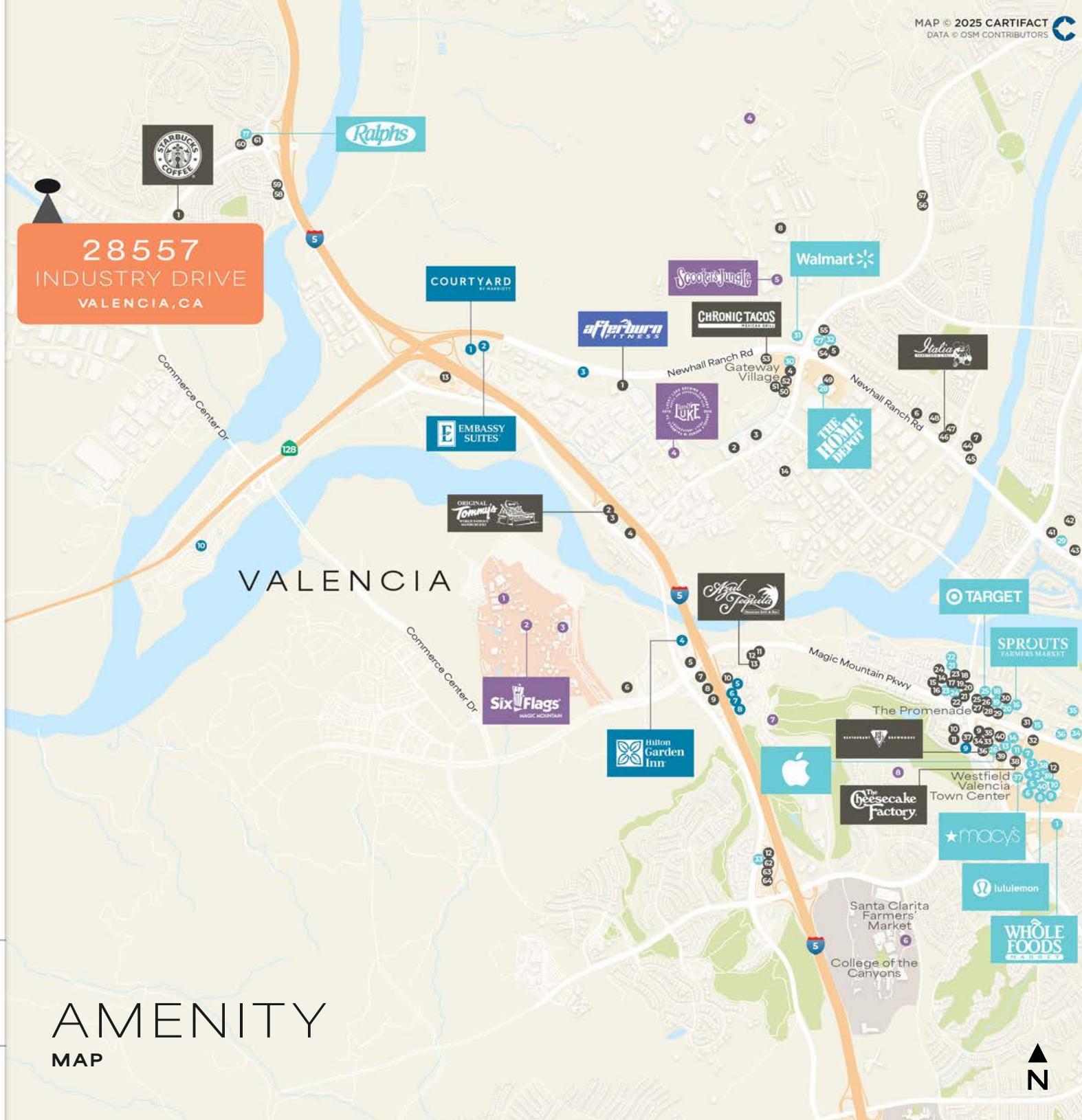
- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 9Round
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

 LODGING

- 1 Courtyard by Marriott
- 2 Embassy Suites
- 3 Homewood Suites
- 4 Hilton Garden Inn
- 5 Best Western
- 6 SpringHill Suites
- 7 Residence Inn
- 8 Holiday Inn Express & Suites
- 9 Hyatt Regency
- 10 Valencia Travel Village

ENTERTAINMENT

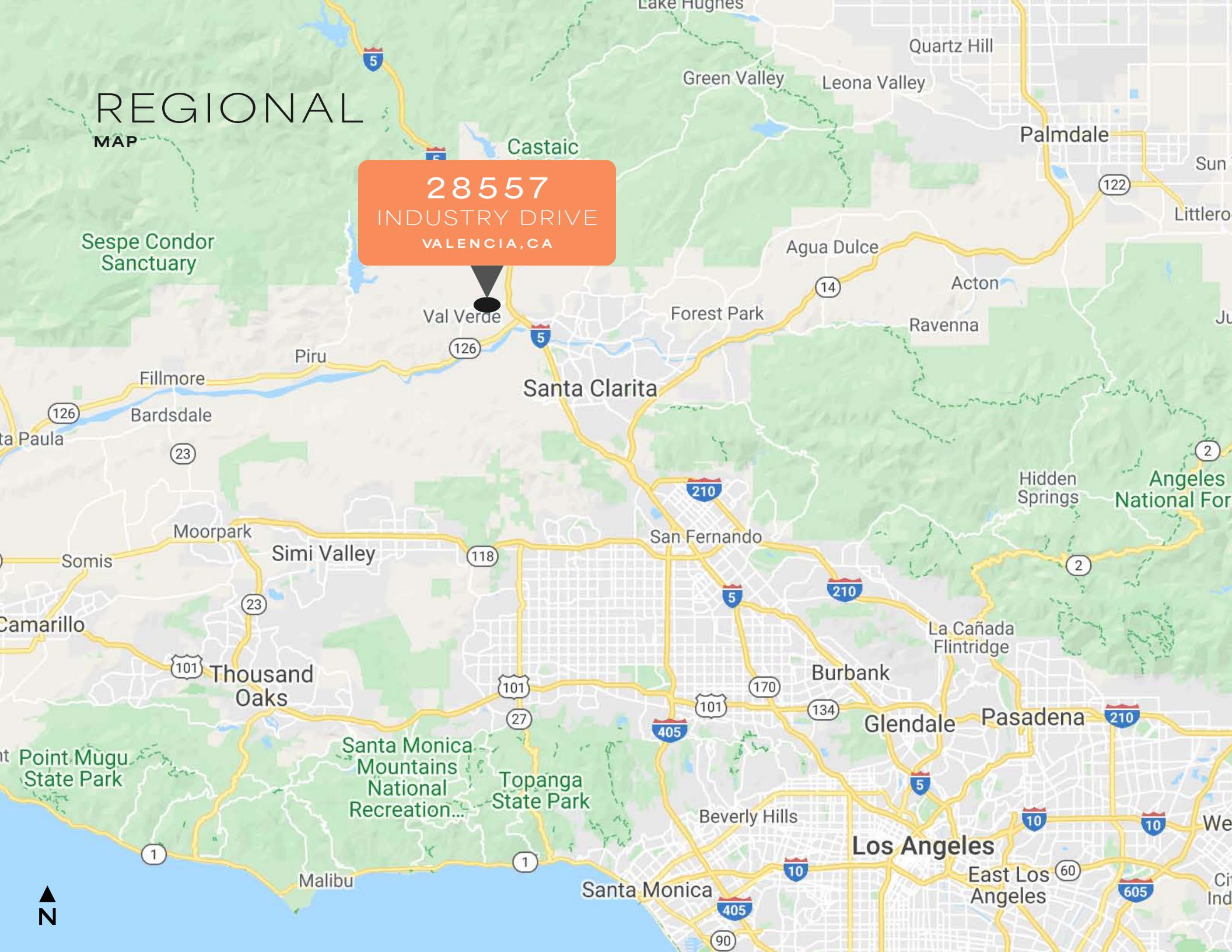
- 1 Magic Moments Theater
- 2 Six Flags Magic Mountain
- 3 Hurricane Harbor
- 4 Lucky Luke Brewing
- 5 Scooter's Jungle of Valencia
- 6 Santa Clarita Performing Arts Center
- 7 Valencia Country Club
- 8 Woodland Tennis Courts



# REGIONAL

MAP

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# 28557 INDUSTRY DRIVE VALENCIA, CA

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**CONTACT**  
FOR MORE INFORMATION,  
PLEASE CONTACT

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**CBRE**

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