

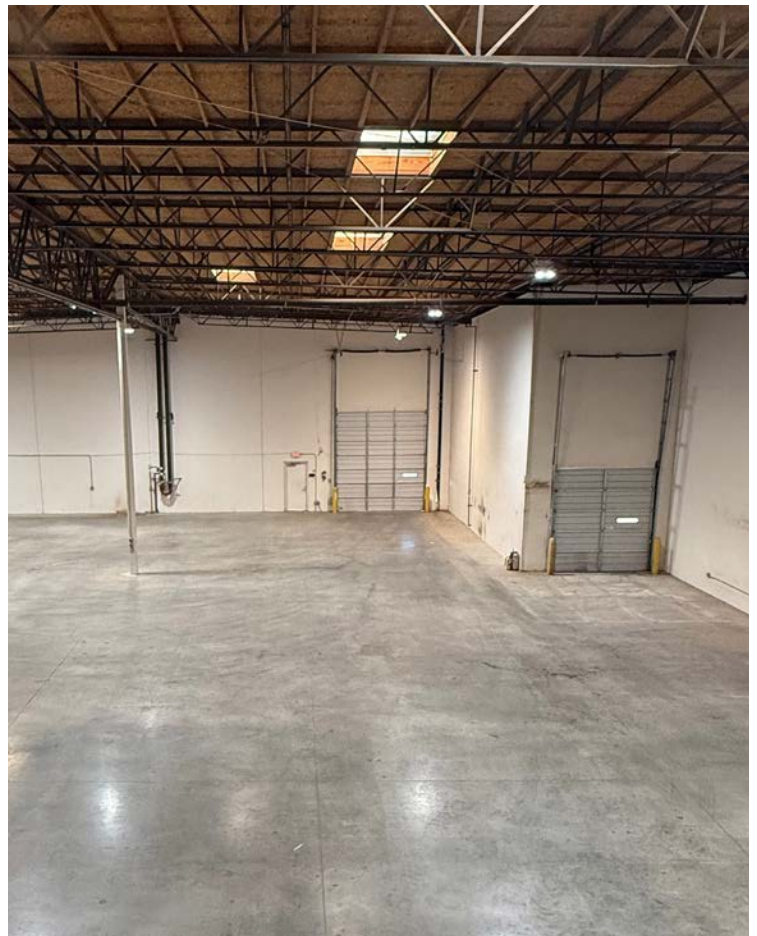
# 28715 Industry Drive Valencia, CA

16,774 SF Available for Lease Within the Master Planned  
Valencia Commerce Center



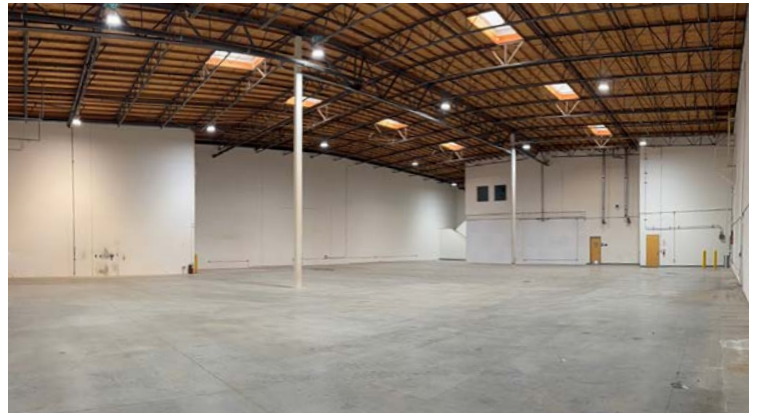
# Property Highlights

- + High Image, Newer Construction
- + State-of-the-Art Building, Rear Loaded
- + 24' Min. Clear Height; Dock High Loading
- + Located Within Master Planned Valencia Commerce Center
- + Direct Access to I-5 & Hwy 126

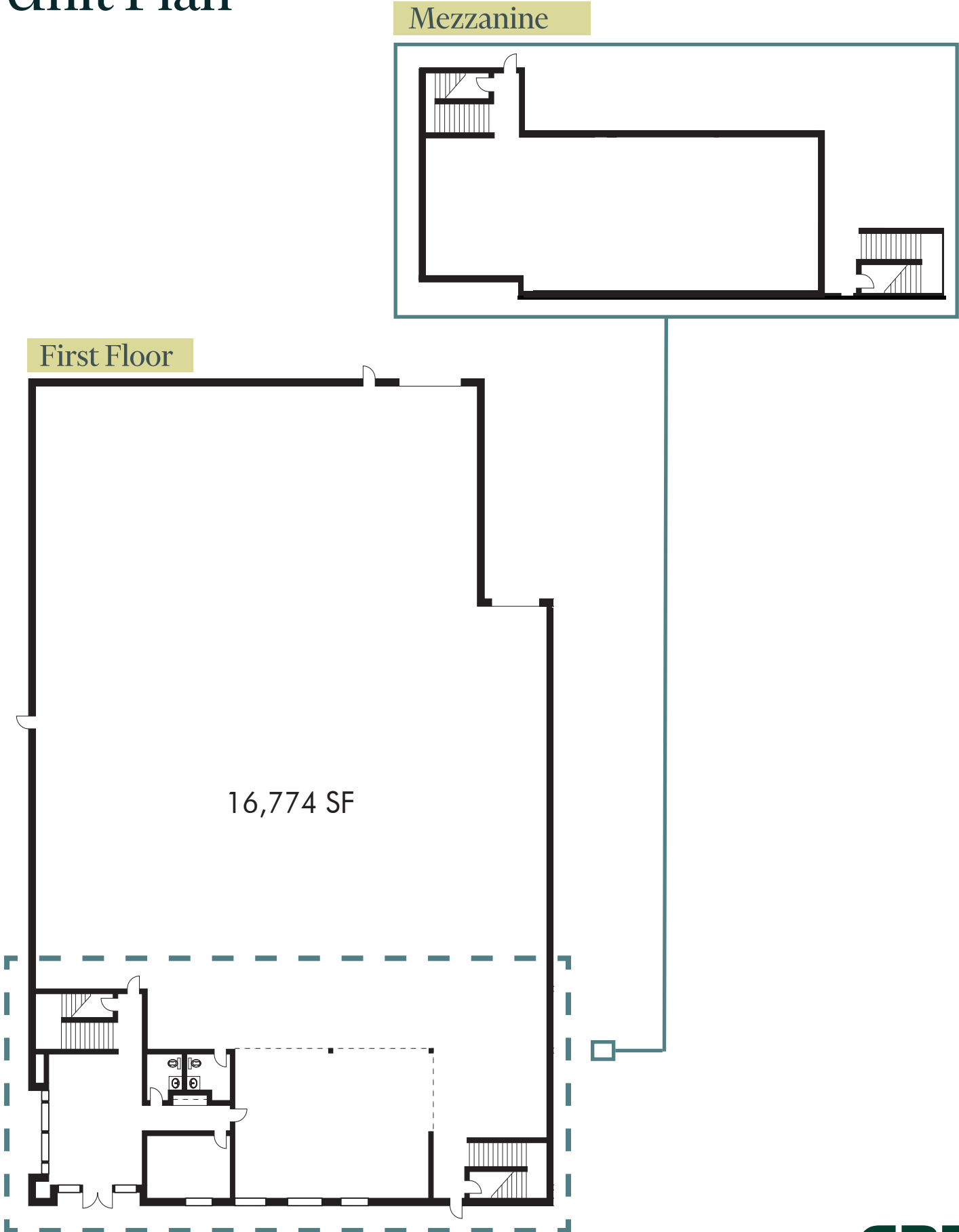


# Property Information

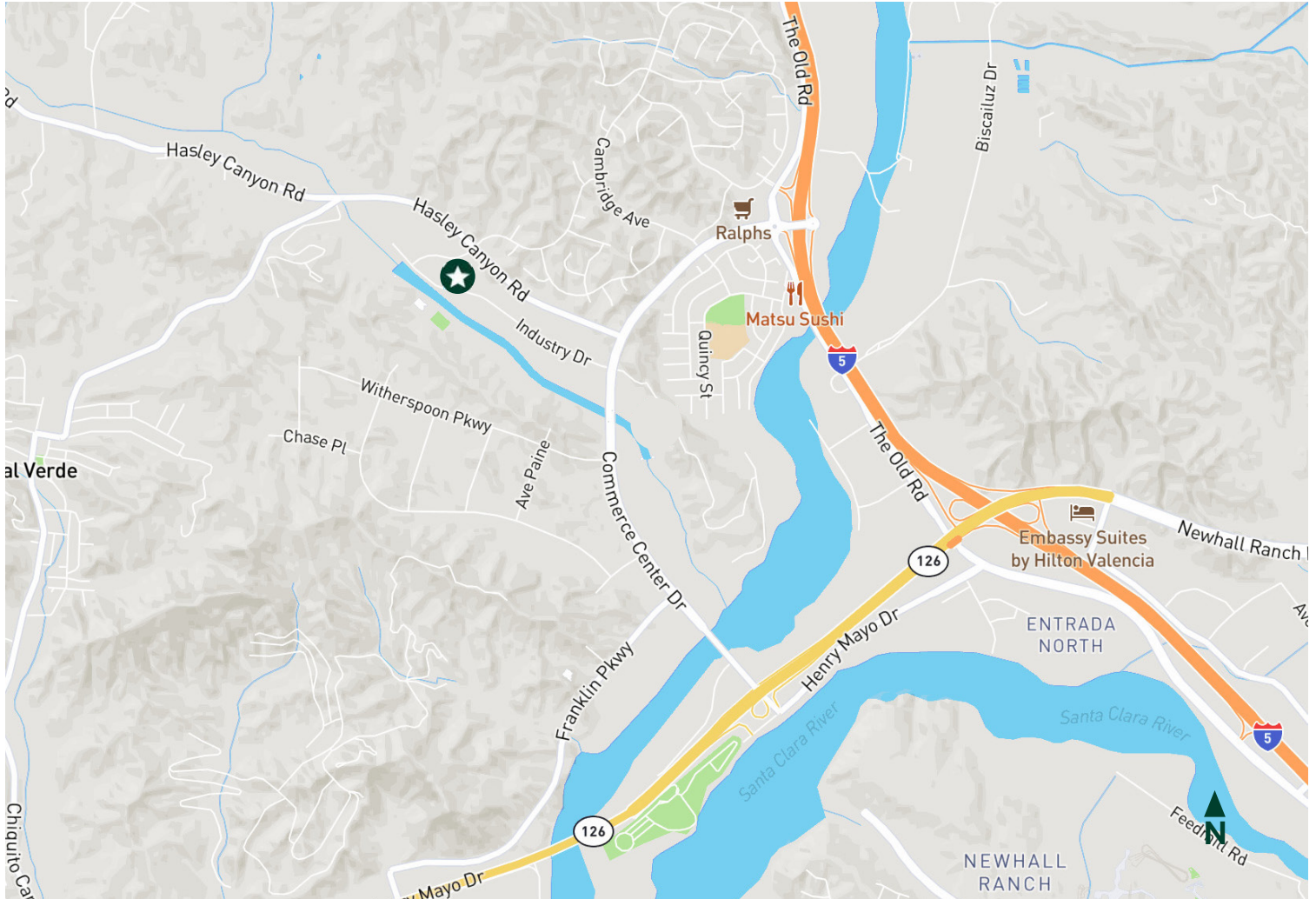
- + Building Size: 16,774 SF
- + Office Size: 3,555 SF
- + Dock High Doors: 1
- + Ground Level Doors: 1
- + Clear Height: 24'
- + Lease Rate/Month: \$20,129.00 NNN
- + Lease Rate/SF: \$1.20 NNN
- + Additional NNN Charges:  $\pm$ \$0.41/SF/month
- + Parking Stalls: 33
- + Construction Type: Concrete Tilt-Up
- + Year Built: 2007
- + Well Appointed Office Space
- + Proximity to an Abundance of Dining, Retail and Entertainment Options
- + Unbeatable Highway Access



# Unit Plan

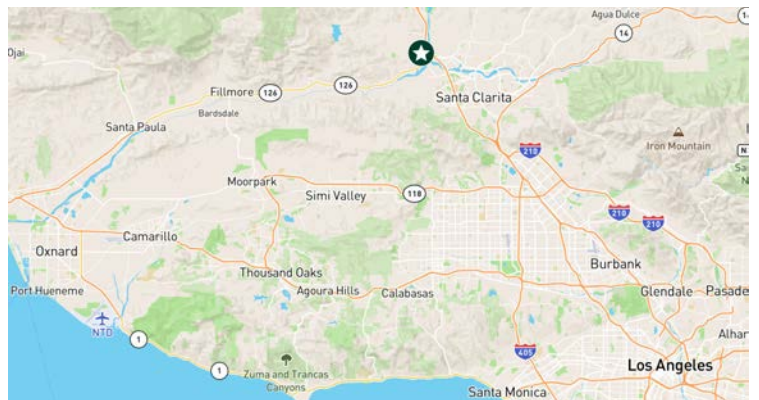


# Site Map



## FOR MORE INFORMATION PLEASE CONTACT

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



©2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.