

INDUSTRIAL PROPERTY FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

29000 HANCOCK PKWY

VALENCIA, CA 91355

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CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Available Space:	15,271 SF
Lease Rate:	\$1.10/SF/MO, NNN
Term:	3 - 5 Years
Building Size:	15,271 SF
Lot Size:	32,090 SF
Zoning:	M-1.5

PROPERTY OVERVIEW

An approximately 15,271 square foot freestanding industrial building on 32,090 square feet of land in Valencia is available for lease! The property is located in Commerce Pointe, an industrial park in the Valencia Gateway business park and features 24' ceiling clearance, dock and ground level loading, a sprinkler system, and ample parking. The property has panoramic views of the Santa Clarita Valley and surrounding mountains and has excellent access to the 5 and 126 freeways. Call for more details and to schedule a tour!

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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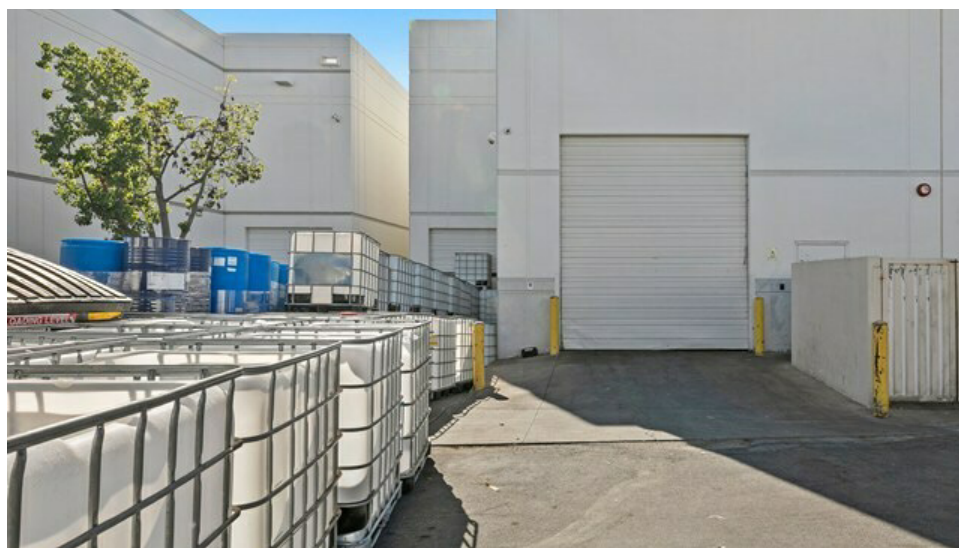
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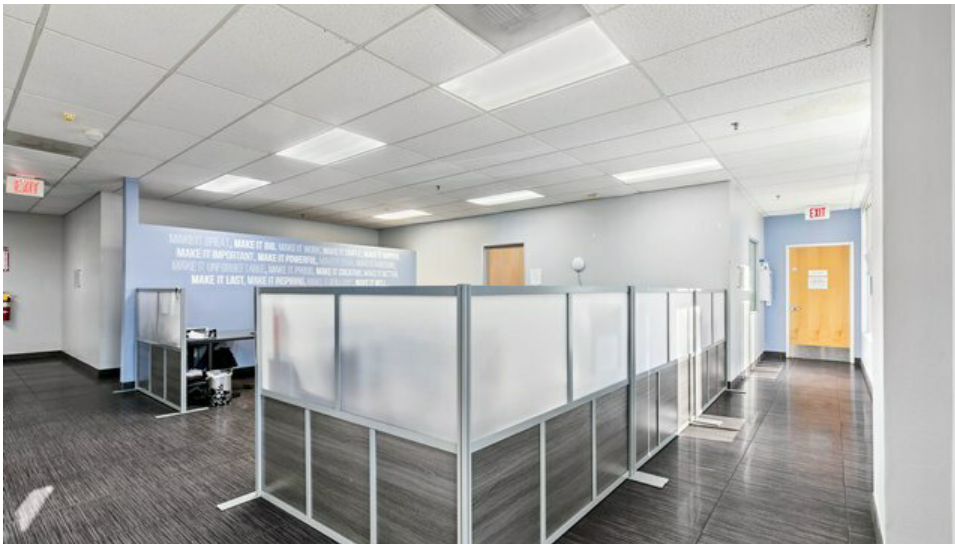
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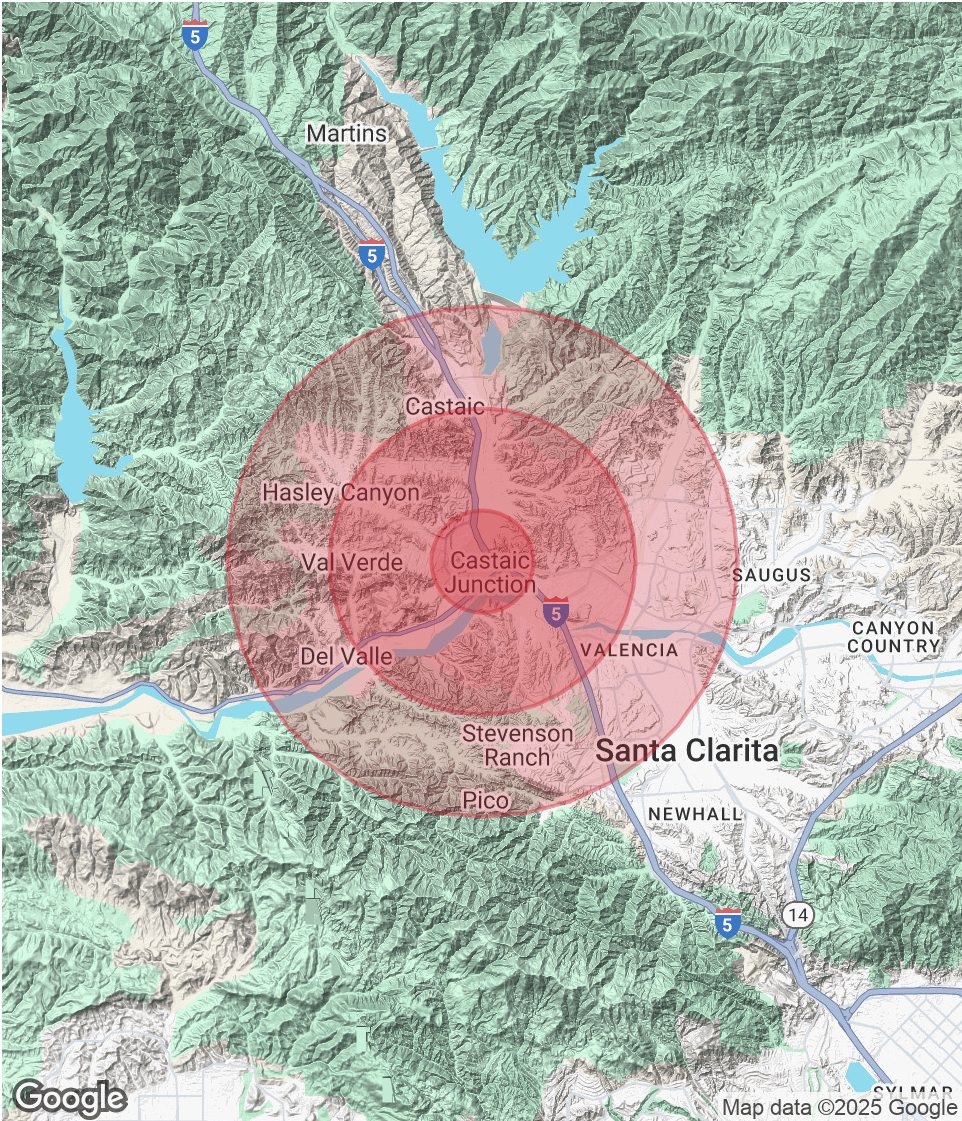
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,632	25,703	113,615
Average Age	39	37	40
Average Age (Male)	38	37	39
Average Age (Female)	40	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	758	6,525	37,812
# of Persons per HH	3.5	3.9	3
Average HH Income	\$157,686	\$158,944	\$170,695
Average House Value	\$742,359	\$746,721	\$872,014

Demographics data derived from AlphaMap

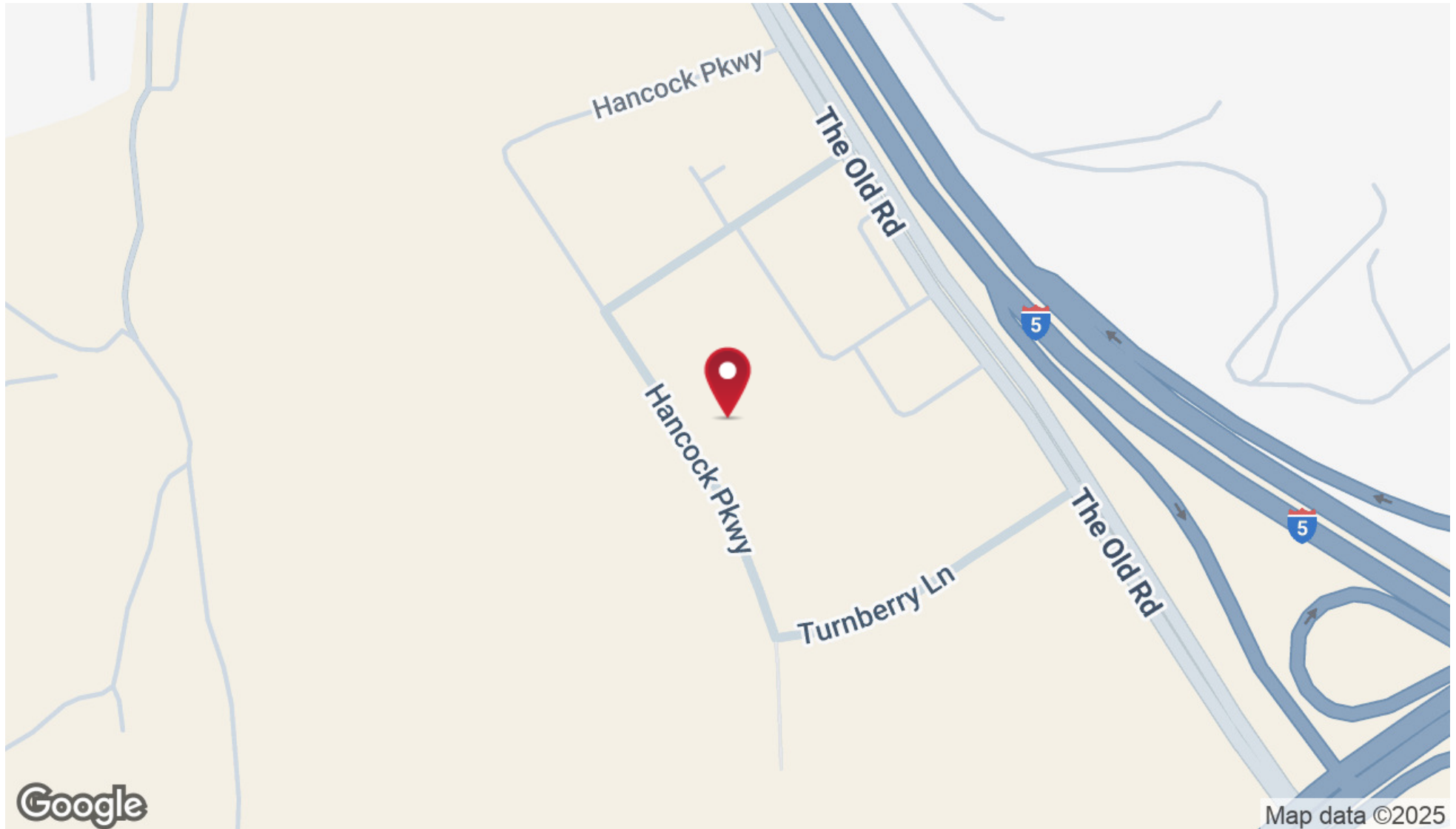


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