

Industrial

±4,900 SF Available for Lease

29170 Avenue Penn

Unit D, Valencia, CA

High End Design Meets Strategic
Location in Master Planned Valencia Commerce Center



CBRE

Building Highlights



State-of-the-Art Building



High End Architectural Design



Located in Master Planned Valencia Commerce Center



100% Ground Floor Space (No Office Mezzanine)

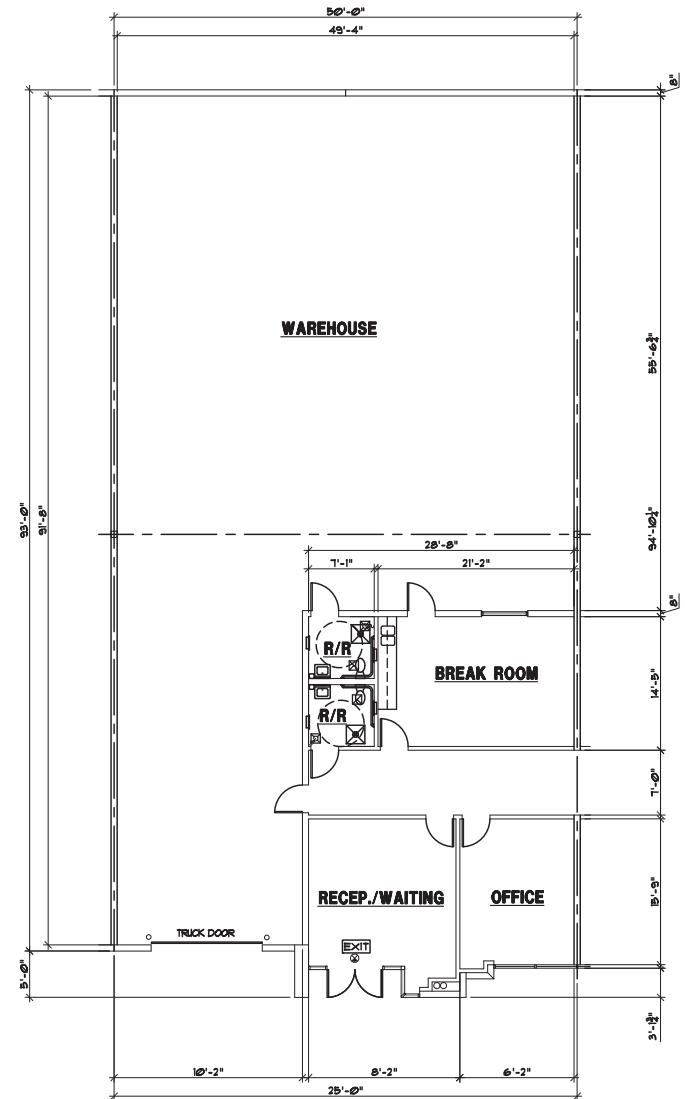


Excellent access to Interstate 5 & Highway 126



24' Ceilings, 277/480 V Power

Total SF	4,900 SF
Office SF	1,192 SF
Asking Base Rent Per SF	\$1.45/SF/Month + NNNs
Est. NNN Charges	±\$0.30/SF/Month
Restrooms	2
Grade Level Loading Door	1
Minimum Clear Height	24'
Power	200 Amps 277/480V; 3 Phase
Parking Spaces	8 Spaces (In Common)
Zoning	M1.5DP



FLOOR PLAN - UNIT D | 4,900 SF

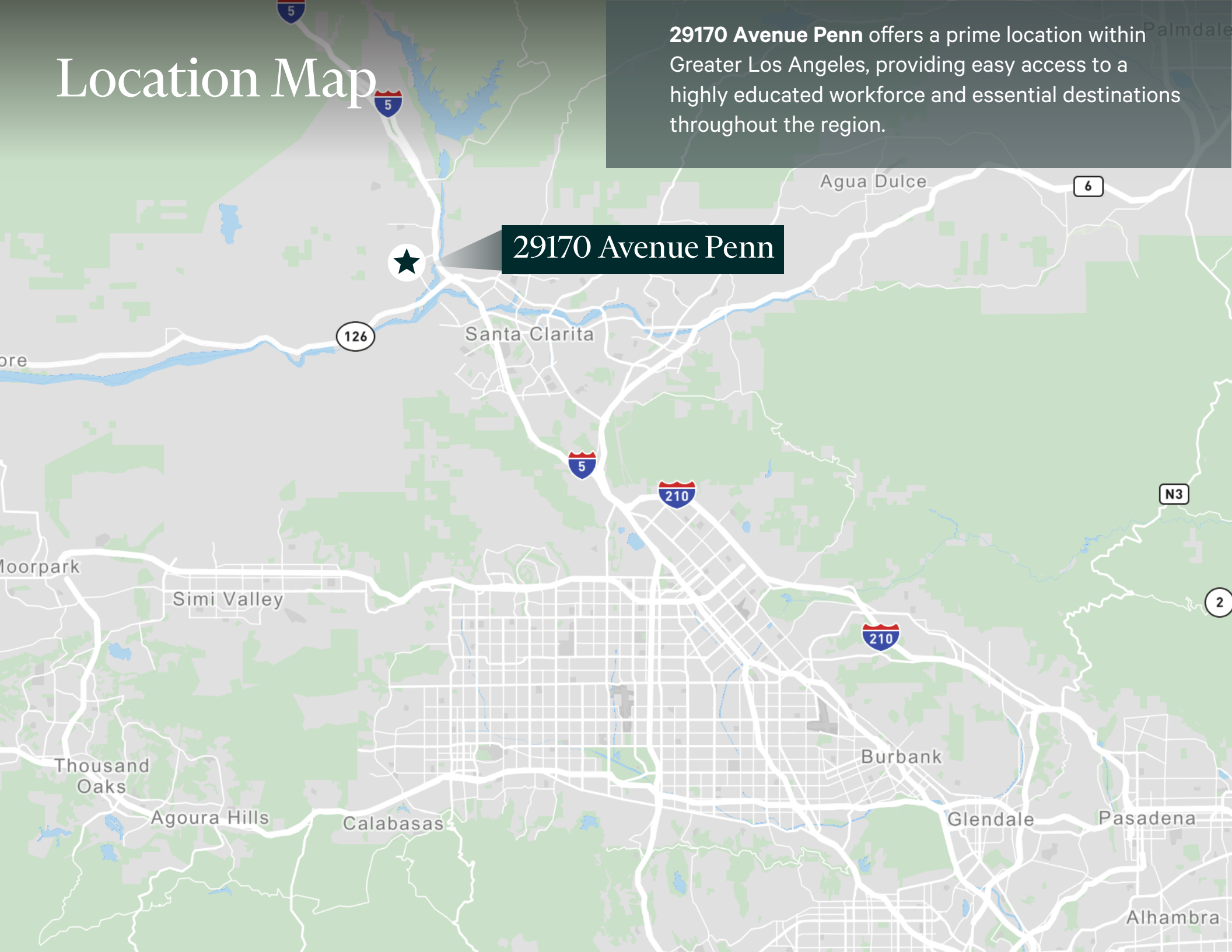


The Area



Location Map

29170 Avenue Penn offers a prime location within Greater Los Angeles, providing easy access to a highly educated workforce and essential destinations throughout the region.



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FOR MORE INFORMATION, PLEASE CONTACT

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