



Industrial Unit for Lease

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25030 - 25040 Avenue Tibbitts
Valencia, Ca 91355

Located in the heart of the Valencia Industrial Center with easy access to Interstate 5 and Highway 126 / Newhall Ranch Road providing a direct connection to all of Santa Clarita. The property is just minutes away from an abundance of restaurants, retail amenities and the Valencia Town Center Mall.



Colliers

6324 Canoga Ave., Suite 100

Woodland Hills, CA 91364

www.colliers.com

For Lease - Industrial

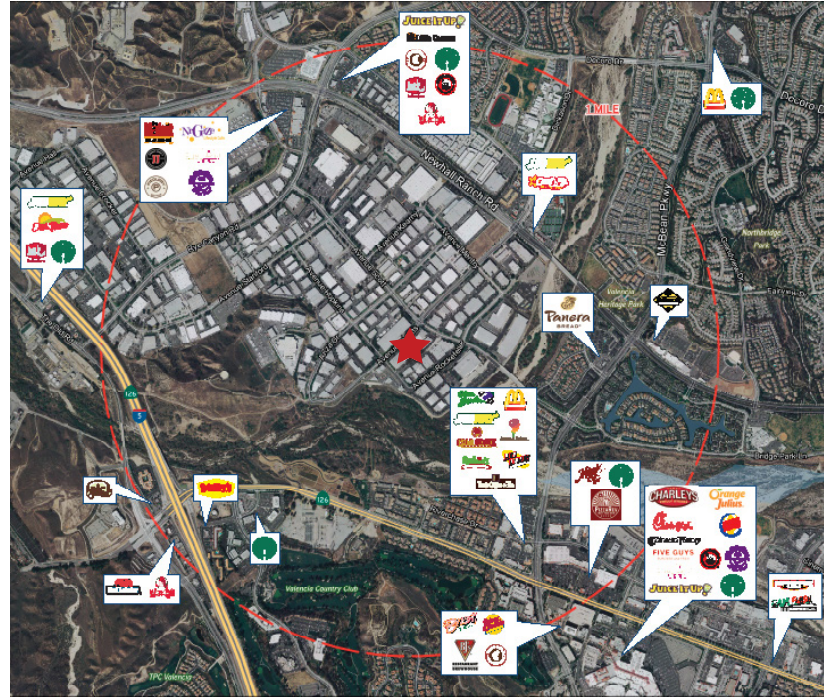
25030 - 25040 Avenue Tibbitts, Valencia, Ca 91355

For Lease

Unit	SF	Rate
B	2,880	\$1.50 PSF, IG + CAM
F	4,320	\$1.40 PSF, IG + CAM
P	4,220	\$1.40 PSF, IG + CAM

Features

- Located in Valencia Industrial Center
- Multi-Tenant Building
- Convenient access to I-5 and 126 Freeways
- Close to retail amenities & Valencia Town Center Mall



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Contact Us

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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
Lease Rate/SF: \$1.40
Lease Type: Industrial Gross / **Op. Ex:** \$0.12
Available SF: 4,320 SF
Minimum SF: 4,320 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: BP

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 400 V: 120/208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1988
Whse HVAC: No
Parking Spaces: 8 / Ratio: 1.9:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 800 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 2866-018-092

Listing Company: Colliers
Agents: [John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)
Listing #: 42098159 **Listing Date:** 03/12/2025
Notes: CAM Fee is approximately \$0.12 PSF. Lessee to verify all information.

FTCF: CB250N000S000

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 Tibitts/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
Lease Rate/SF: \$1.40
Lease Type: Industrial Gross / **Op. Ex:** \$0.12
Available SF: 4,220 SF
Minimum SF: 4,220 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: BP

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: TBD V: TBD O: TBD W: TBD
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1988
Whse HVAC: No
Parking Spaces: 8 / **Ratio:** 1.9:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,462 SF
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 2866-018-092

Listing Company: Colliers
Agents: [John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)
Listing #: 42733771 **Listing Date:** 06/05/2025
Notes: Lessee to verify all information. CAM fee is approximately \$0.12 PSF.

FTCF: CB250N000S000