

Industrial Unit for Lease

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Colliers
6324 Canoga Ave., Suite 100
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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.



For Lease - Industrial

25030 - 25040 Avenue Tibbitts, Valencia, Ca 91355

For Lease

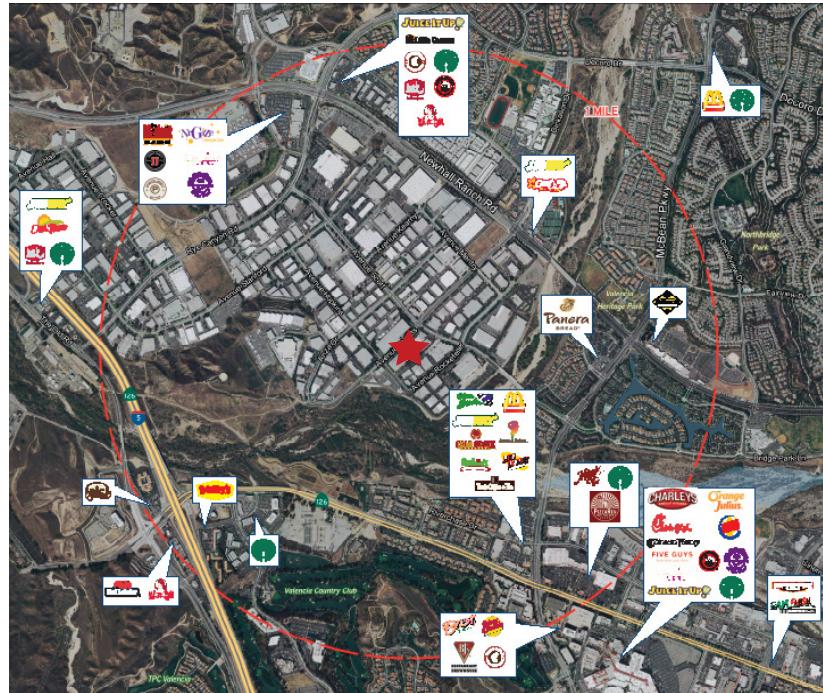
Unit	SF	Rate
B	2,880	\$1.50 PSF, IG + CAM
F	4,320	\$1.40 PSF, IG + CAM
P	4,220	\$1.40 PSF, IG + CAM

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 Fwy's
 Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$6,048	Sprinklered:	Yes	Office SF / #:	800 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex. \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,320 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,320 SF	A: 400 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TIILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:	BP			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	FTCF:	CB250N000S000
Notes:	CAM Fee is approximately \$0.12 PSF. Lessee to verify all information.				

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 Tibbitts/Avenue Hopkins

Valencia Industrial Center
 Multi-Tenant Building
 Convenient Access to 5 & 126 Fwy's
 3 Ground Level Loading Doors
 Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$5,908	Sprinklered:	Yes	Office SF / #:	1,462 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex. \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,220 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,220 SF	A: TBD V: TBD O: TBD W: TBD		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TIILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2025
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:	BP			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	FTCF:	CB250N000S000
Notes:	Lessee to verify all information. CAM fee is approximately \$0.12 PSF.				