

FOR SALE

28217 Avenue Crocker
Valencia, CA 91355

20,856 High-Image Industrial Building



Accelerating success.

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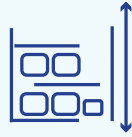
Building Highlights



Rare Valencia Purchase Opportunity



High-Image Building & Well-Maintained



24' Ceiling Clearance



800A, 480V Power



Great for R&D / Mfg / Warehouse Uses



Close to Valencia Amenities & 5 Freeway

Available SF	20,856
Sale Price	\$6,152,520
Sale Price PSF	\$295.00
Ground Level Doors	1 / 12'x10'
Clear Height	24' - 25'
Power	800A, 480V, 3Ph, 4W
Parking Spaces / Ratio	45 / 2.16:1
Sprinklered	Yes
Office SF	5,000
Unfinished Mezzanine SF	1,040 (Not Included in Available)
Restrooms	4
Zoning	SCBP
Possession	Close of Escrow
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

Amenity Map



Regional Map

The map displays the Los Angeles metropolitan area with major highways and cities. A red star marks the location of the Los Angeles Convention Center. Key features include:

- Highways:** I-5, I-10, I-210, I-405, I-170, I-210, SR-126, SR-14, SR-118, SR-23, SR-101.
- Cities:** Valencia, Santa Clarita, Sylmar, San Fernando, Pacoima, Sun Valley, Burbank, North Hollywood, Van Nuys, Northridge, Chatsworth, Canoga Park, Moorpark, Simi Valley.

Local Map

The map displays a network of roads in a suburban area. Highway 126 runs diagonally from the top left towards the center. Highway 5 runs horizontally across the middle. Avenue Stanford runs diagonally from the top left towards the bottom right. Avenue Crocker runs horizontally across the center. Other roads include Newhall Ranch Rd, Brady Pkwy, Copper Hill Dr, Smyth Dr, Dickason Dr, Avenue Scott, Avenue Mentry, Avenue Hopkins, Anza Dr, Avenue Tibbitts, Avenue Rockefeller, The Old Rd, Rye Canyon Rd, and Feedmill Rd. A red star is located at the intersection of Avenue Stanford and Avenue Crocker. A blue area is located to the left of the star, and a brown area is located below the star. A light blue area is located to the right of the star.



Contact Info

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