

Industrial | ±8,822 SF Available For Lease

CBRE

28875 Industry Dr.

Building 4E | Valencia, CA

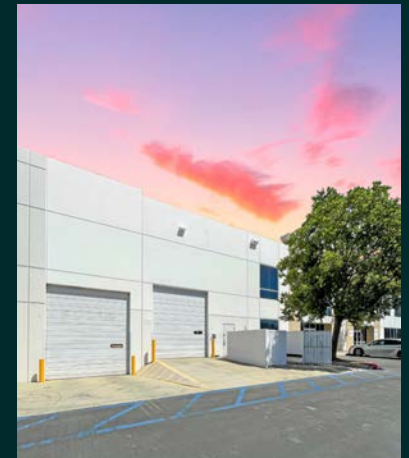
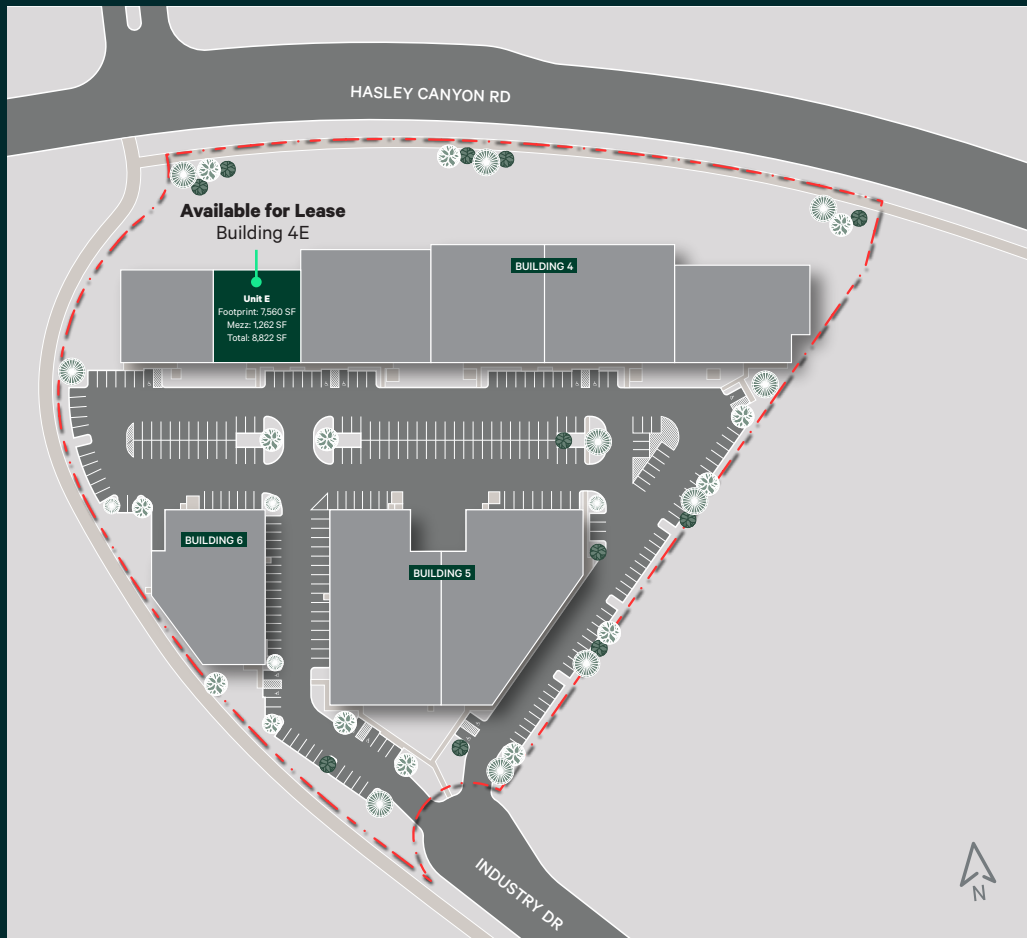


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Building Highlights

- + State-of-the-Art Building, Newer Construction
- + Great Power, 4 Restrooms
- + Direct Access to I-5 & Hwy 126
- + 24' Min. Clear Height; Dock High Loading
- + Nicely Appointed Offices
- + Located within Master Planned Valencia Commerce Center

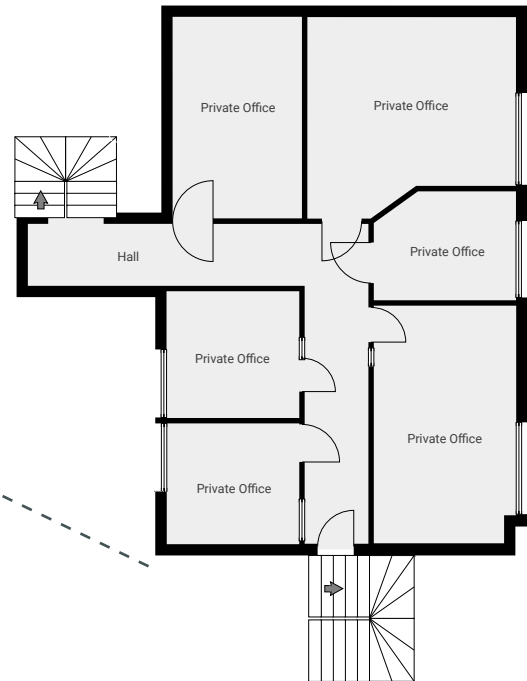
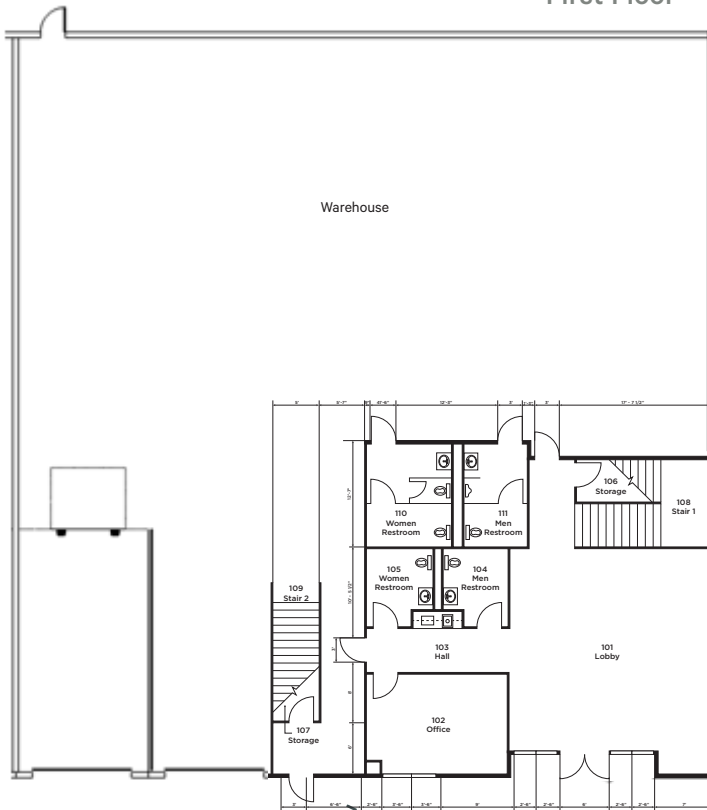


- + **Building SF:** 8,822 SF
- + **Office SF:** 2,618 SF
- + **Warehouse SF:** 6,204 SF
- + **Asking Base Rent Per SF:** \$1.10/SF/Month + NNN Charges
- + **Est. NNN Charges:** \$0.33/SF/Month
- + **Restrooms:** 4
- + **Dock High Loading Position:** 1 (Truck Well)
- + **Grade Level Loading Door:** 1
- + **Minimum Clear Height:** 24'
- + **Power:** 600 Amps 277/480V; 3 Phase
- + **Parking Spaces:** 17 / Ratio: 1.93:1,000
- + **Zoning:** M1.5

Floor Plans

±7,560 SF

First Floor



±1,133 SF

Second Floor (Mezzanine)

Office Mezzanine Includes Several Private Offices Not Shown in the Plan

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For more information, please contact:

Sam Glendon, SIOR

Senior Vice President

+1 818 502 6745

sam.glendon@cbre.com

Lic. 01826689

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