



25709 Rye Canyon Road

VALENCIA, CA

*Recently Renovated
10,131 SF Flex
Industrial Space
Available For
Sublease in
Thriving Valencia*

CBRE



Property Highlights



10,131 SF Flex Industrial Space Available for Sublease



Prominent Corner Unit Fronting Highly Trafficked Intersection



Building Top and Monument Signage Opportunity



Immediate Access to Interstate 5 Freeway



Extensive Renovations Recently Completed



Well Appointed Office Space and a Functional Warehouse Area



Roll Up Loading Door



Business Friendly City of Santa Clarita Location



Part of Master Planned Valencia Industrial Center



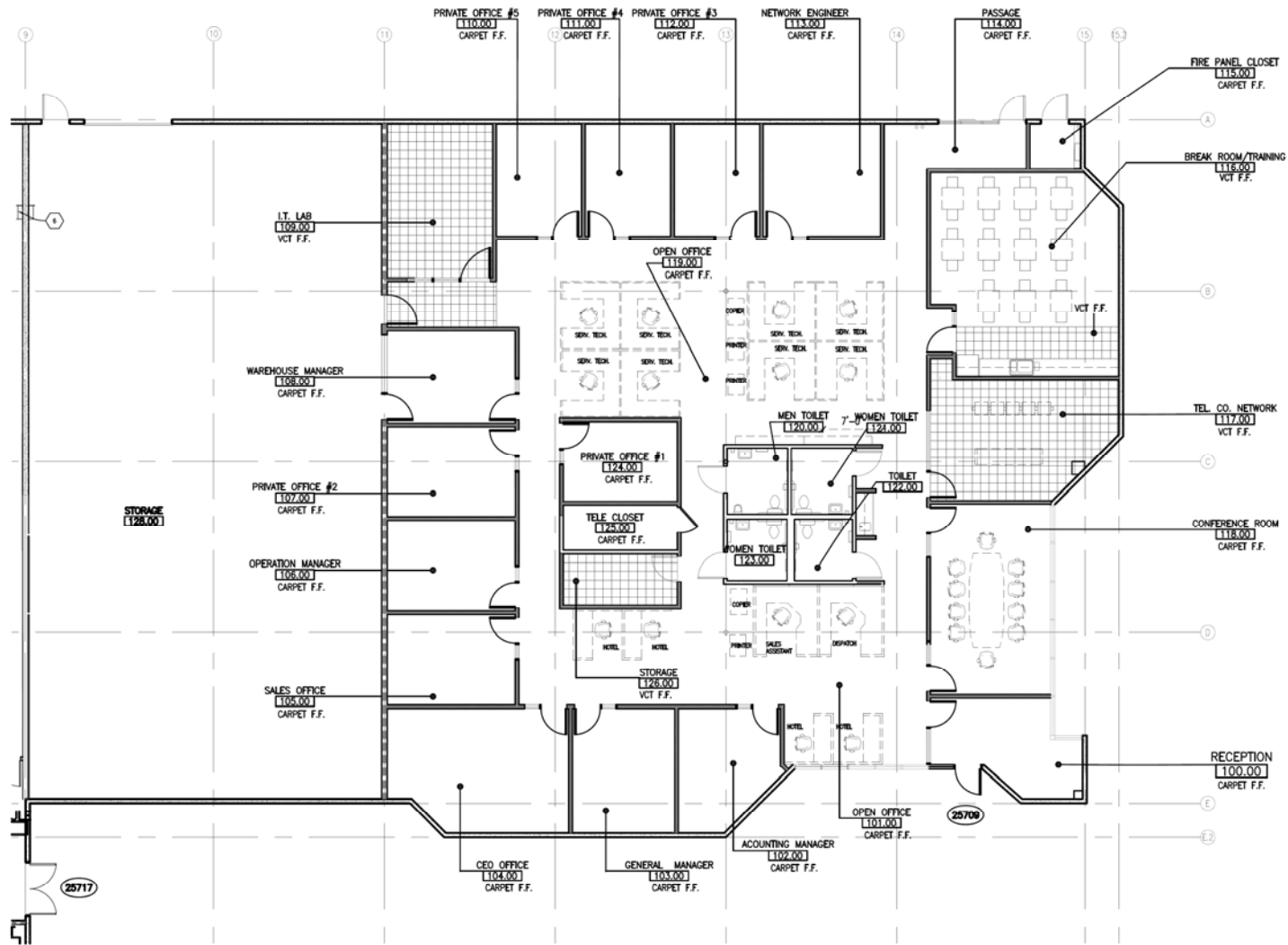
Property Information

- Sublease SF: 10,131 SF
- Office/Warehouse SF: +/-65% Office Space, 35% Warehouse Area
- Asking Rent: \$1.50 NNN
- Additional NNN Charges: +/--\$0.36/SF/month
- Sublease Term: Through 12/31/25.
Call Broker Re: Longer Term Direct Lease
- Availability: +/-30 Days Notice
- Parking: 30 car parking spaces
- Construction Type: Concrete Tilt Up
- Roof Type: Glulam Beam Truss
- Warehouse Ceiling Height: 18' Minimum
- Power: 400 amps of 277/480 V 3 phase power
- Loading: 1 Grade Level Door
- Restrooms: 4
- Sprinklers: Yes





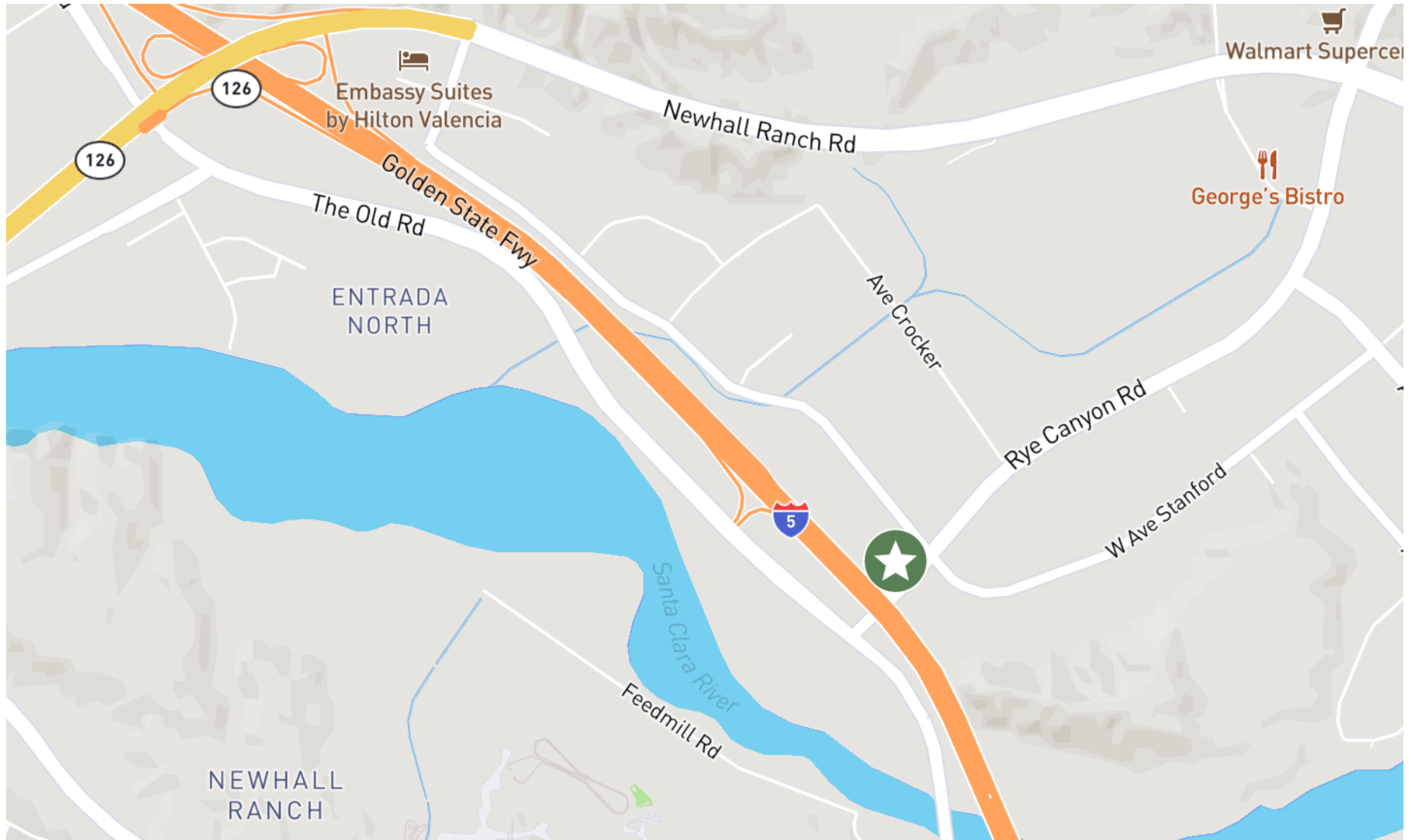
Floor Plan



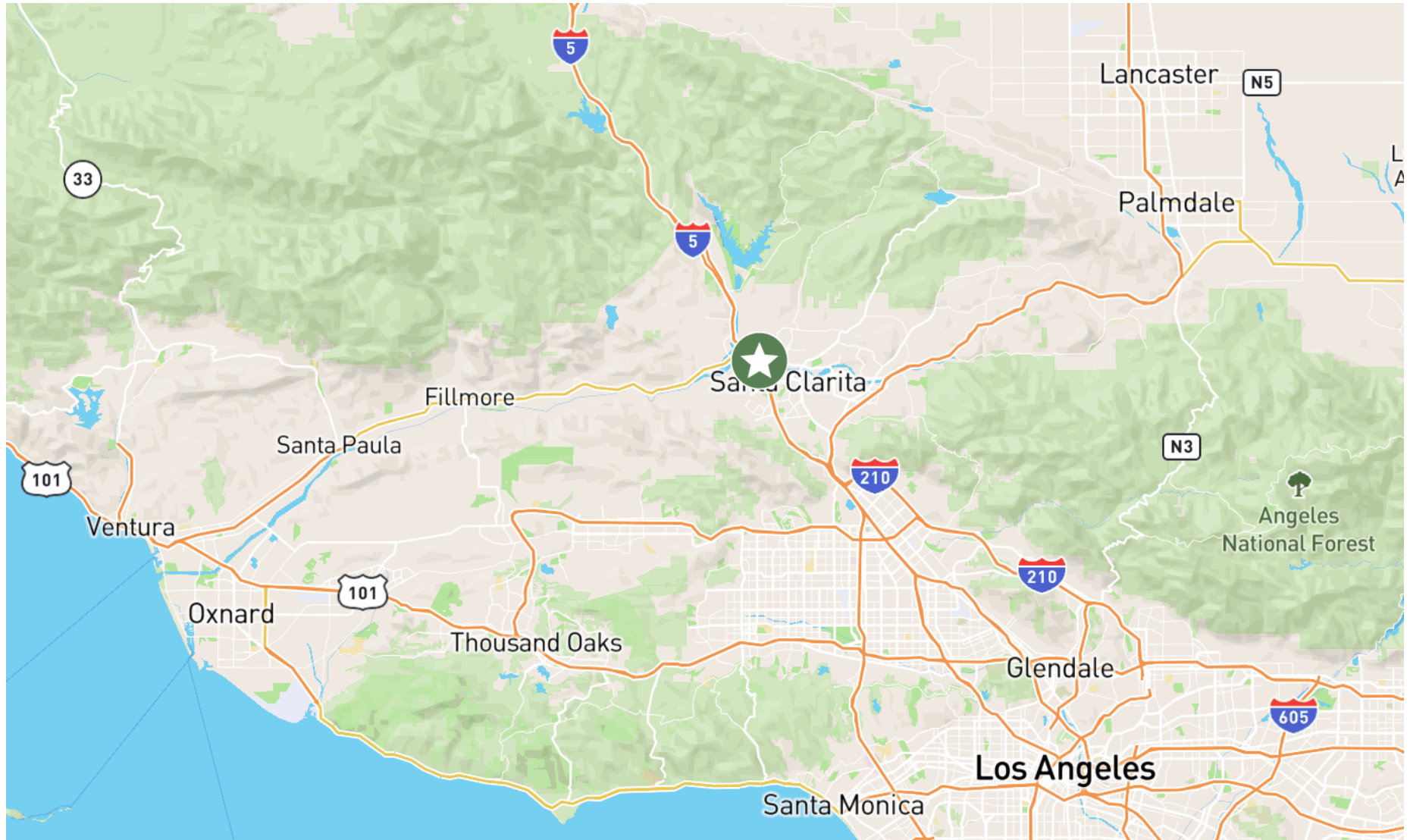
1 PROPOSED FLOOR PLAN
1/8"=1'-0"



Area Map



Regional Map



25709 Rye Canyon Road

VALENCIA, CA



FOR MORE INFORMATION,
PLEASE CONTACT:

SAM GLENDON, SIOR

First Vice President
+1 818 502 6745
sam.glendon@cbre.com
Lic. 01826689

MIKE ZUGSMITH

Associate
+1 818 907 4683
mike.zugsmith@cbre.com
Lic. 02056362

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE