

Available SF 17,301 SF

Industrial For Lease

Building Size 17,301 SF


Address: 28008 Harrison Pkwy, Valencia, CA 91355

Cross Streets: Commerce Center Dr/Harrison Pkwy

PRICE REDUCED & FREE RENT
 NOW ASKING \$0.99 /SF / 3 MONTHS FREE*
 24' Clear Height and 100% HVAC Warehouse Area
 600 Amps / 277/480 Voltage / 3 Phase Electrical
 Dock High and Ground Level Loading

Lease Rate/Mo: \$17,128
Lease Rate/SF: \$0.99
Lease Type: NNN / Op. Ex: \$0.25
Available SF: 17,301 SF
Minimum SF: 17,301 SF
Prop Lot Size: 0.95 Ac / 41,436 SF
Term: 3-5 Years w/ Annual COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$35,856 / 2025
Yard: No
Zoning: M-1.5-DP

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 1 / 10'x10'
A: 600 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1998
Whse HVAC: Yes
Parking Spaces: 26 / **Ratio:** 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 6,160 SF / 13
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,438 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 3271-025-078

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)
Listing #: 41760884

Listing Date: 01/15/2025

FTCF: CB250N000S000

Notes: *Free Rent subject to overall terms of lease, Lessor's review of Lessee's financial / credit, etc. Lessee to verify all information herein and confirm that zoning and electrical service are suitable for lessee's use. Operating expenses are estimated.

