

# For Lease

35,310 SF Industrial Building

28334 Industry Dr  
Valencia, CA 91355



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# Building Highlights



Excellent Corporate Image Facility



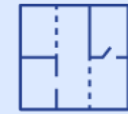
2.5/1000 Parking / Great Truck Access & Loading



Ideal for Entertainment / Flex / R&D / Manufacturing Uses

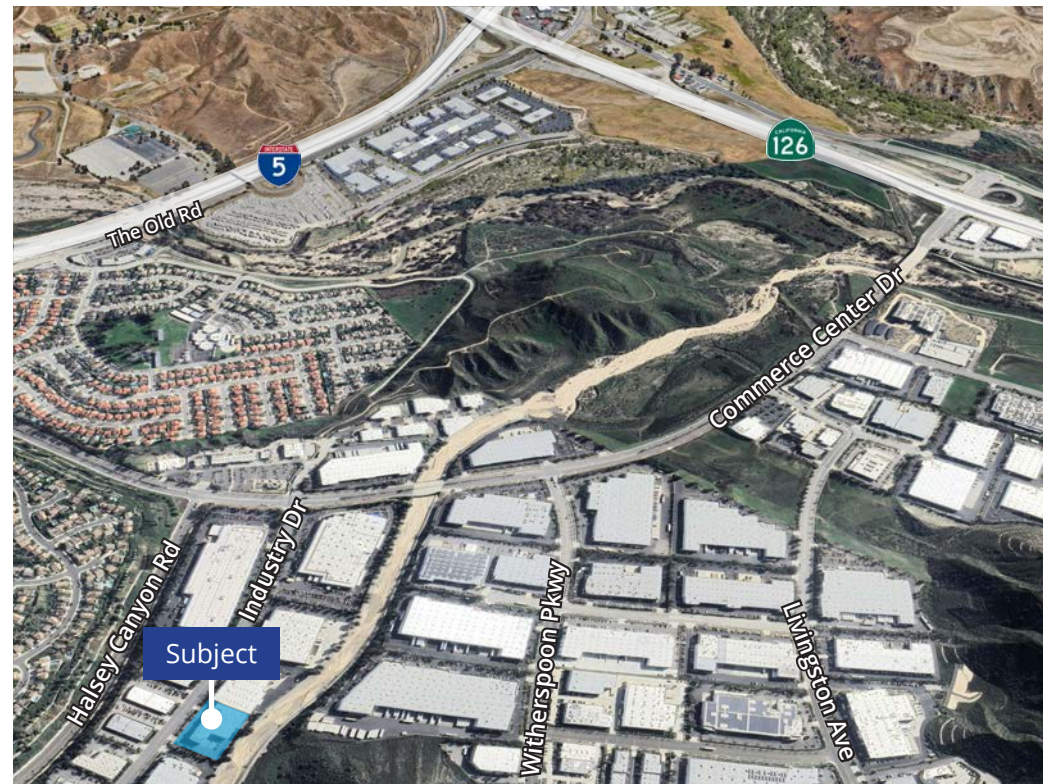


Easy Access to the 5 & 126 Freeways



Office Improvements Removed / Modified to Suit

Available SF	35,310
Monthly Rent	\$48,374.70
Lease Rate/SF	\$1.37 NNN / OpEx. \$0.24
Truck High Doors	2 (3 Potential)
Ground Level Doors / Dim	2 / 12'x14'
Clear Height	24'
Power	800A, 480V, 3Ph, 4W
Parking Spaces / Ratio	89 / 2.52:1
Sprinklered	Yes
Office SF / #	14,956 / 25 (Can be modified/reduced)
Restrooms	3
Zoning	M1.5
To Show	Call Agent

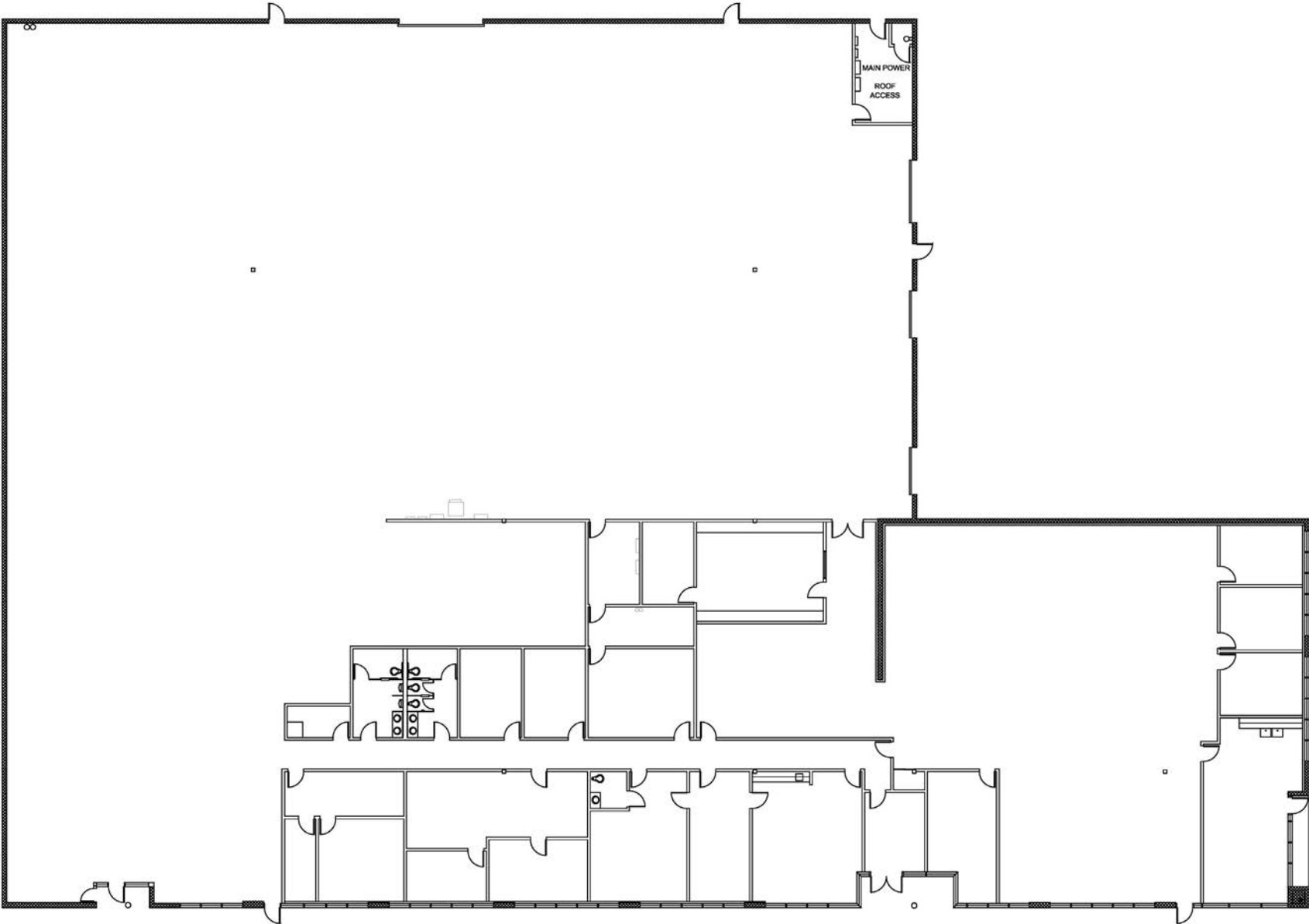


Notes: Two dock high existing, three possible. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Photos

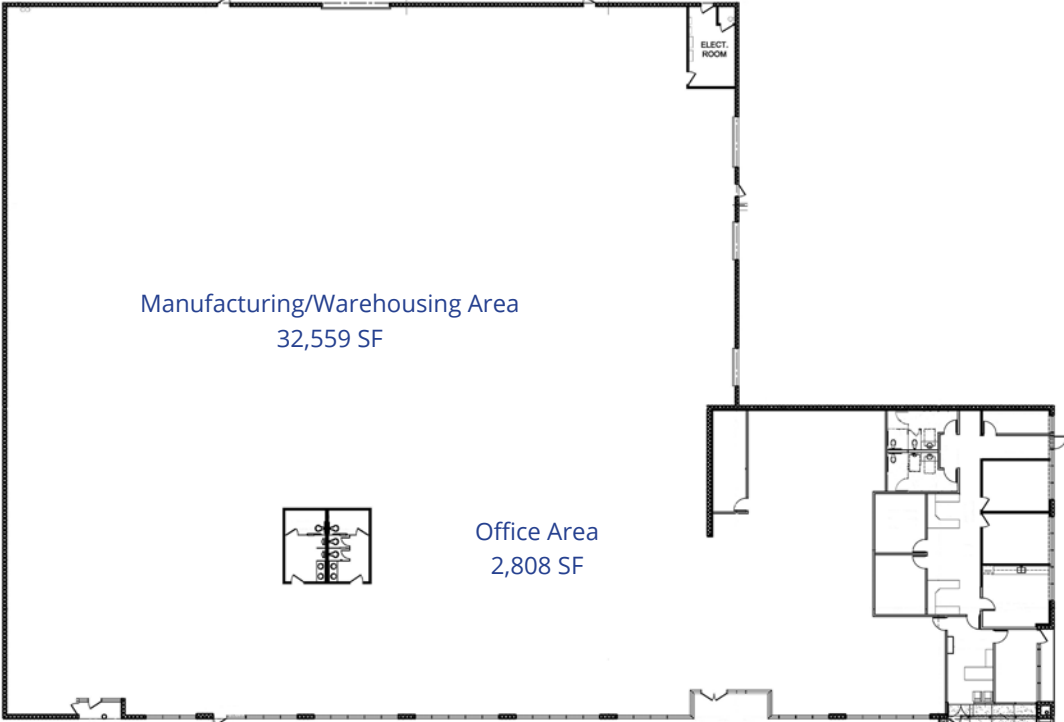


# Existing Layout

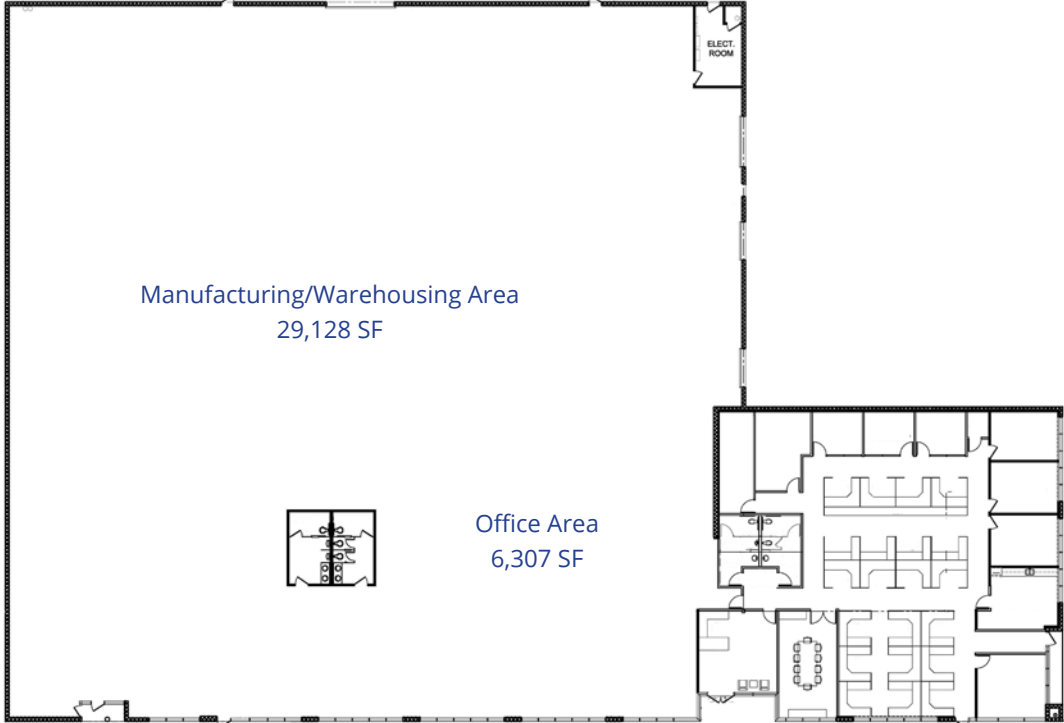


# Potential Layouts

Option 1



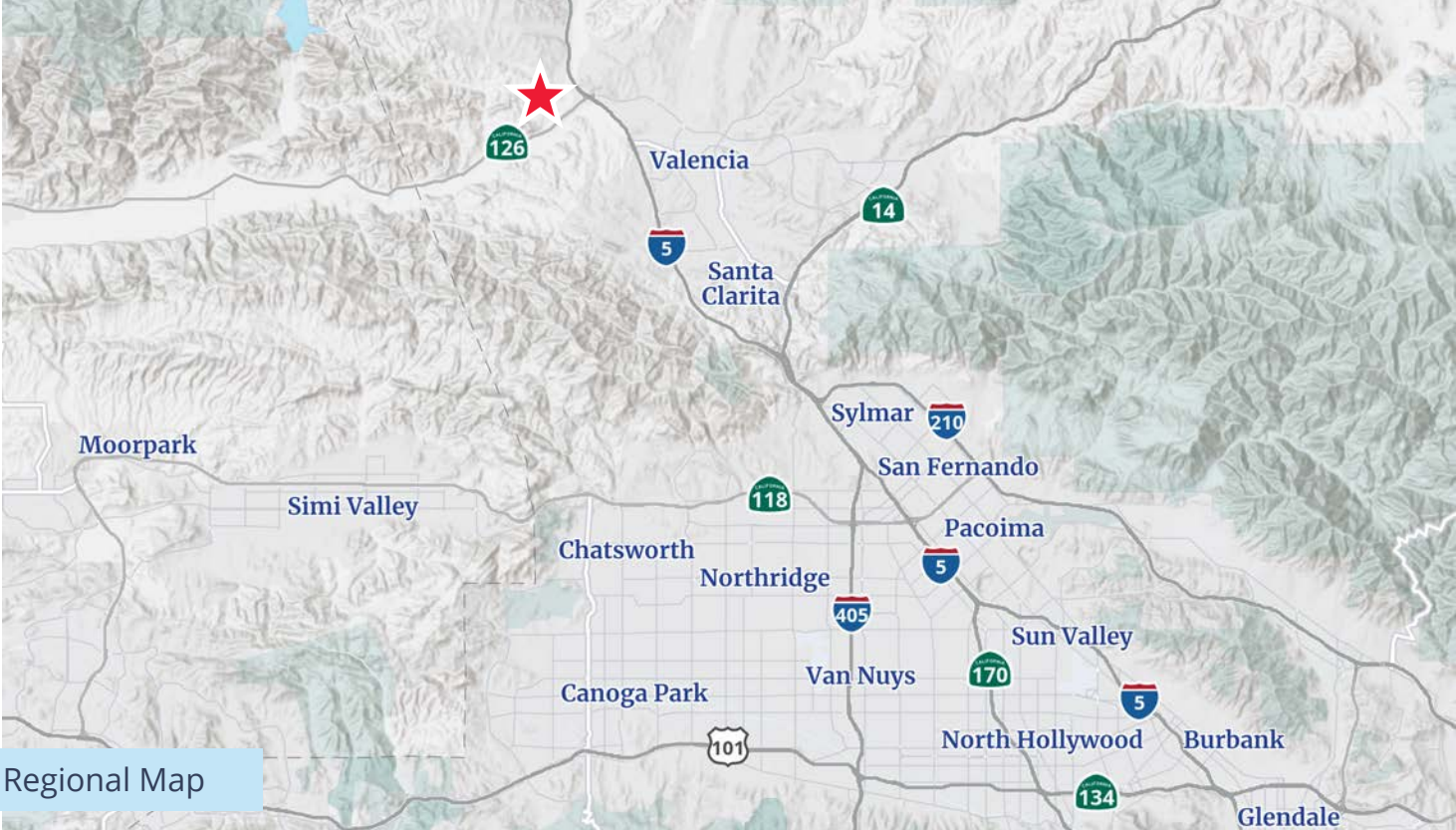
Option 2



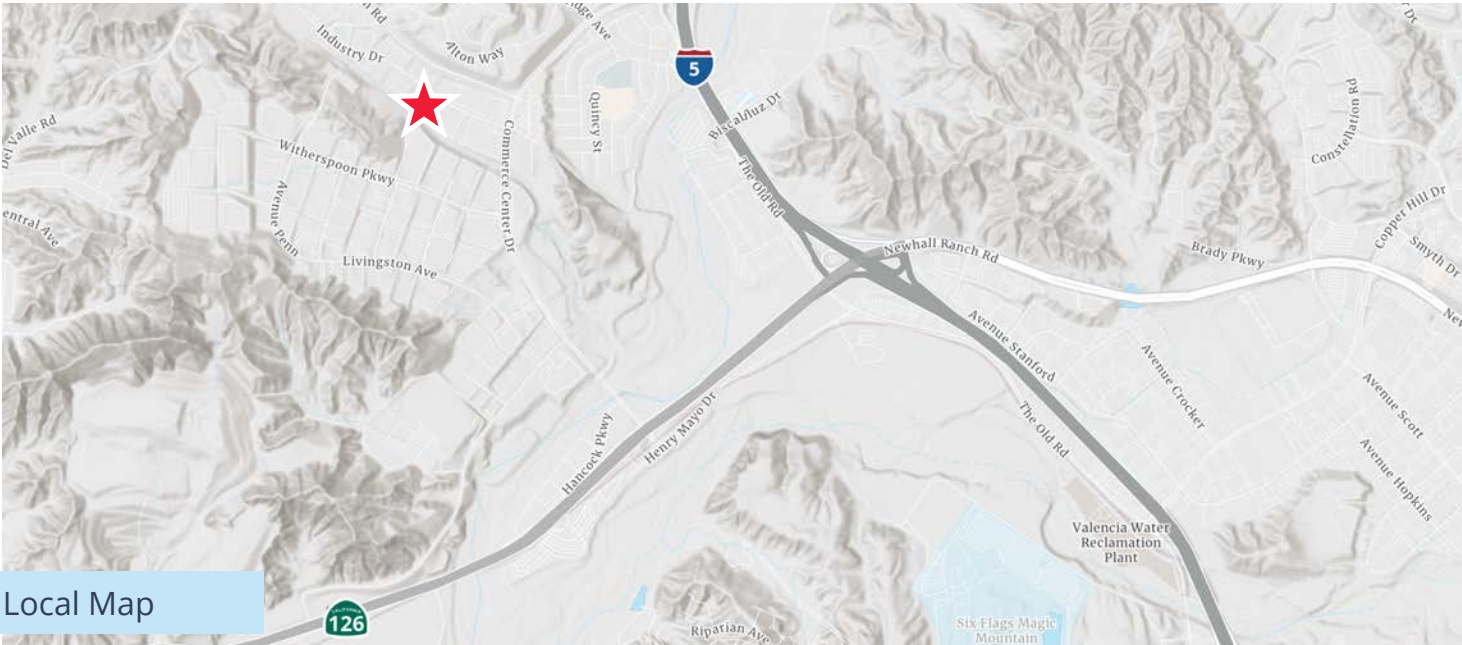
# Amenity Map



# Location Maps



Regional Map



Local Map



Accelerating success.

#### Contact Info

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