



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**PRICE
REDUCTION**

INDUSTRIAL CONDOMINIUM FOR SALE

27935 SMYTH DR.,
VALENCIA, CA 91355

BRETT SAUNDERS

Principal
818.581.7061
bsaunders@lee-re.com
License ID #01991011

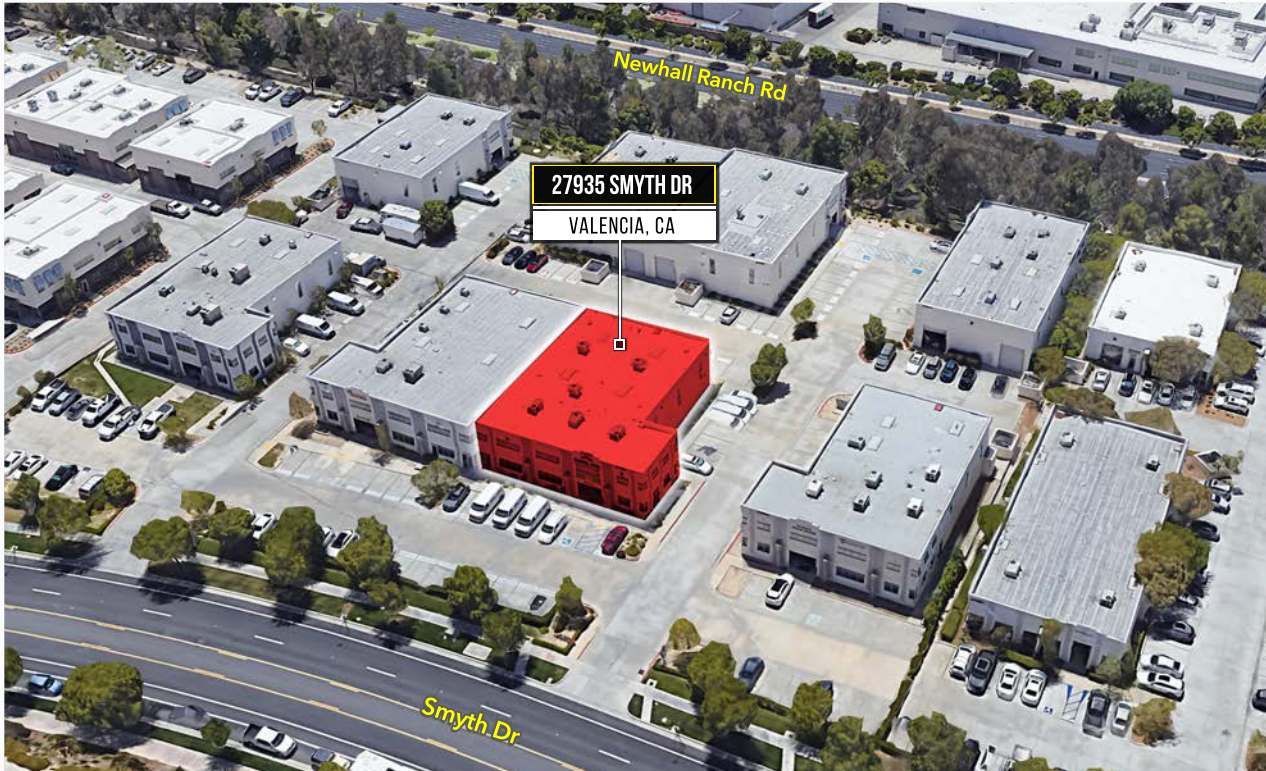
FRANK TESORO

Associate
818.444.4930
ftesoro@lee-re.com
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THE PROPERTY

27935 Smyth Drive, Valencia, CA 91355

\$2,750,000
Listing Price



HIGHLIGHTS

- ✓ Owner/User Opportunity
- ✓ 21' Warehouse Clearance Height
- ✓ Commercial Fire Alarm System
- ✓ Fully Air-Conditioned Warehouse Space
- ✓ Industrial Zoned
- ✓ Commercial Fire Sprinklers
- ✓ Close Proximity to 5 Freeway & Valencia Country Club



10,587
Square Footage



±\$259
Price/SF



2001
Year Built



2 / 1,000
Parking Stalls/SF



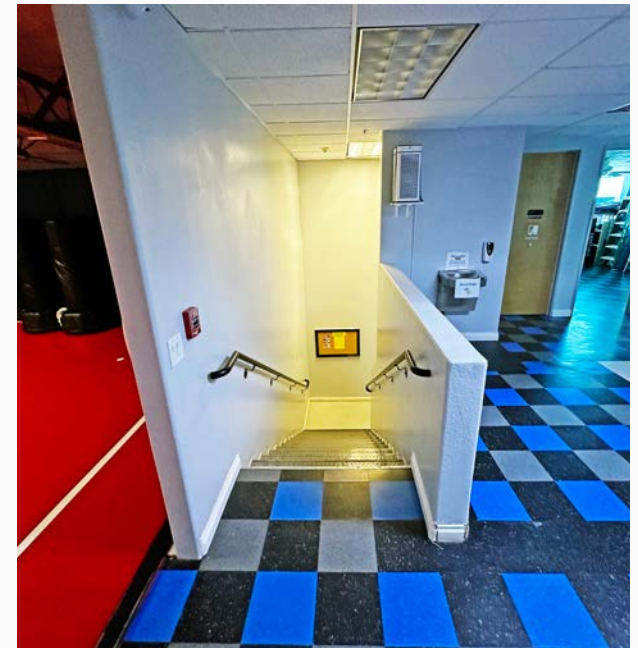
±\$500
Associate Fee



400 AMP
Power

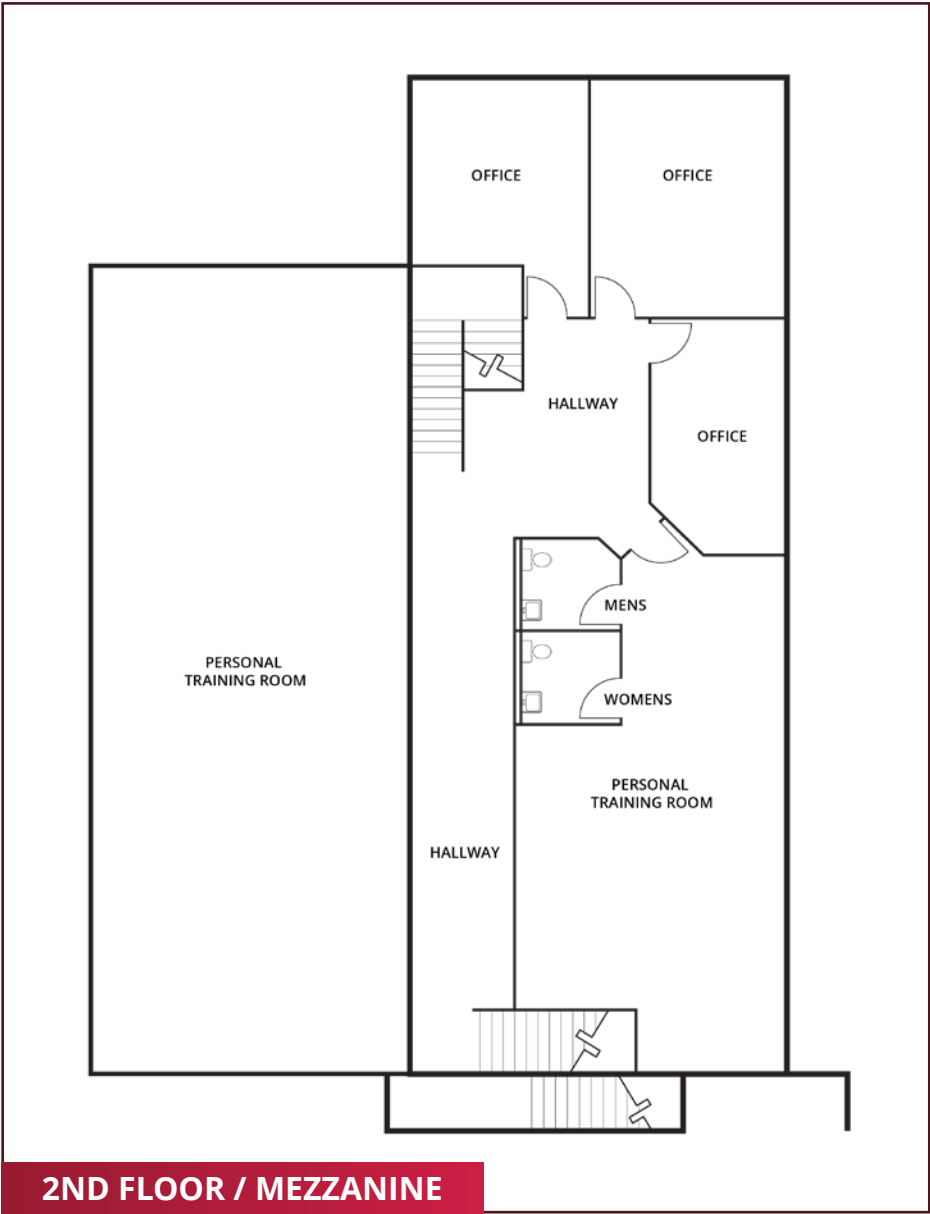
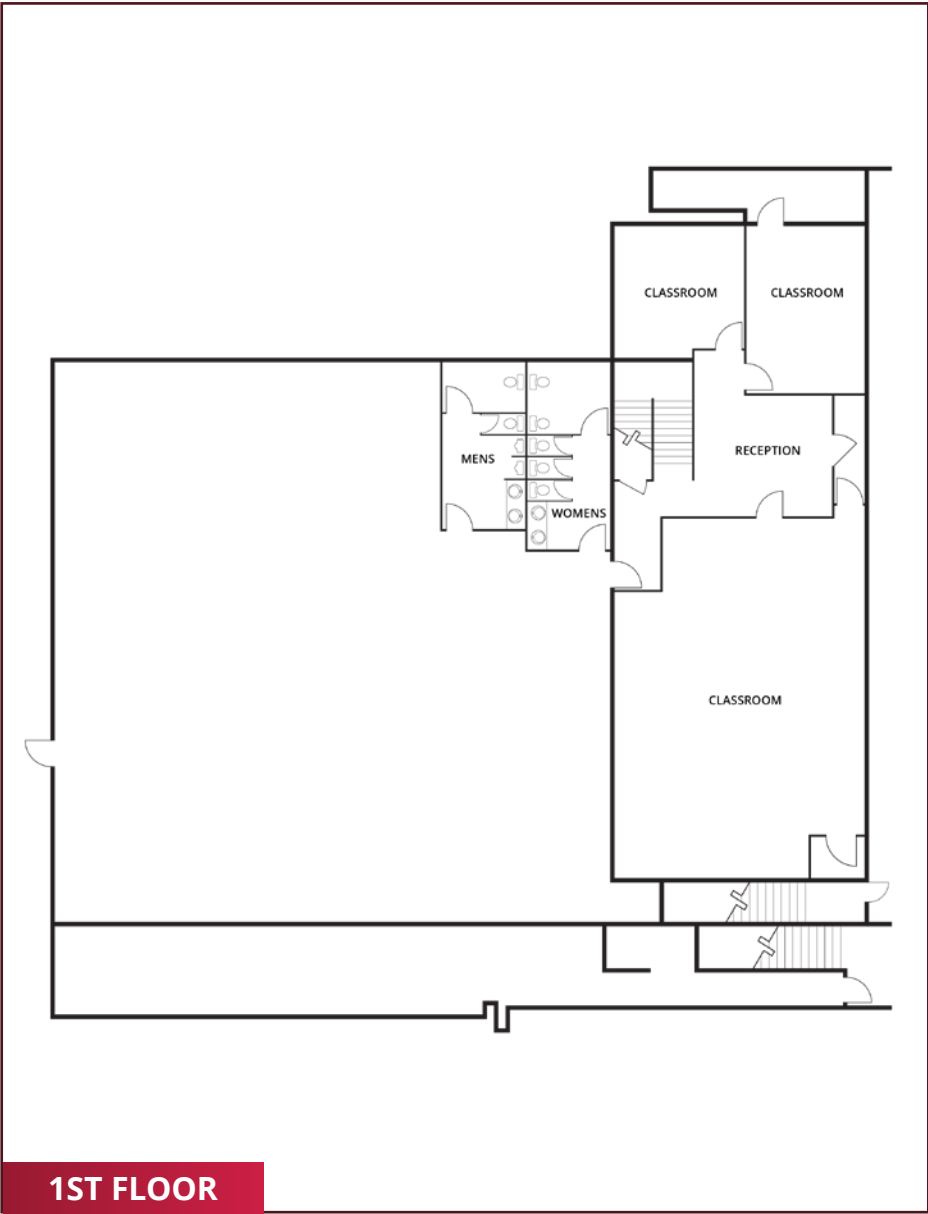


1
Grade Loading Door





FLOOR PLANS





No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

For more information,
please contact us.

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