



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  
License ID #01920803

# 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



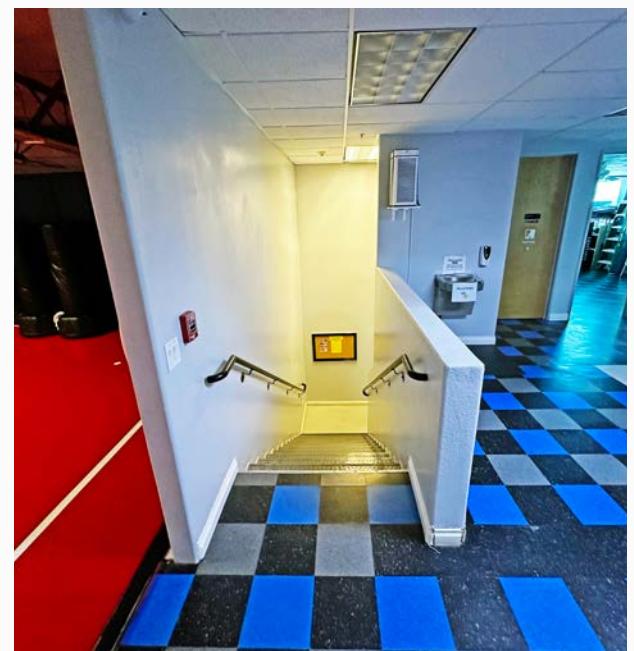
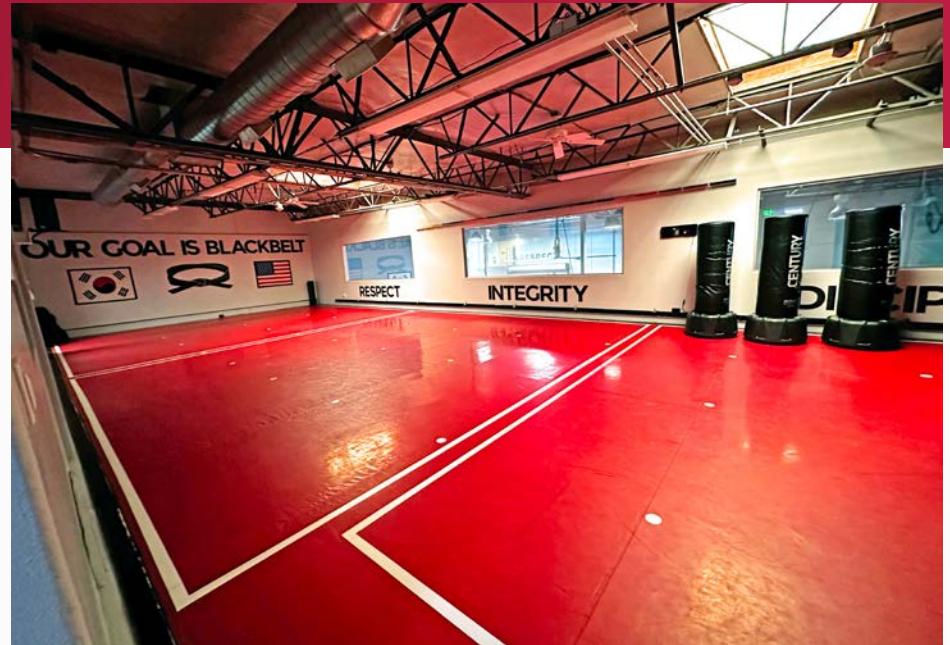
**400 AMP**

Power



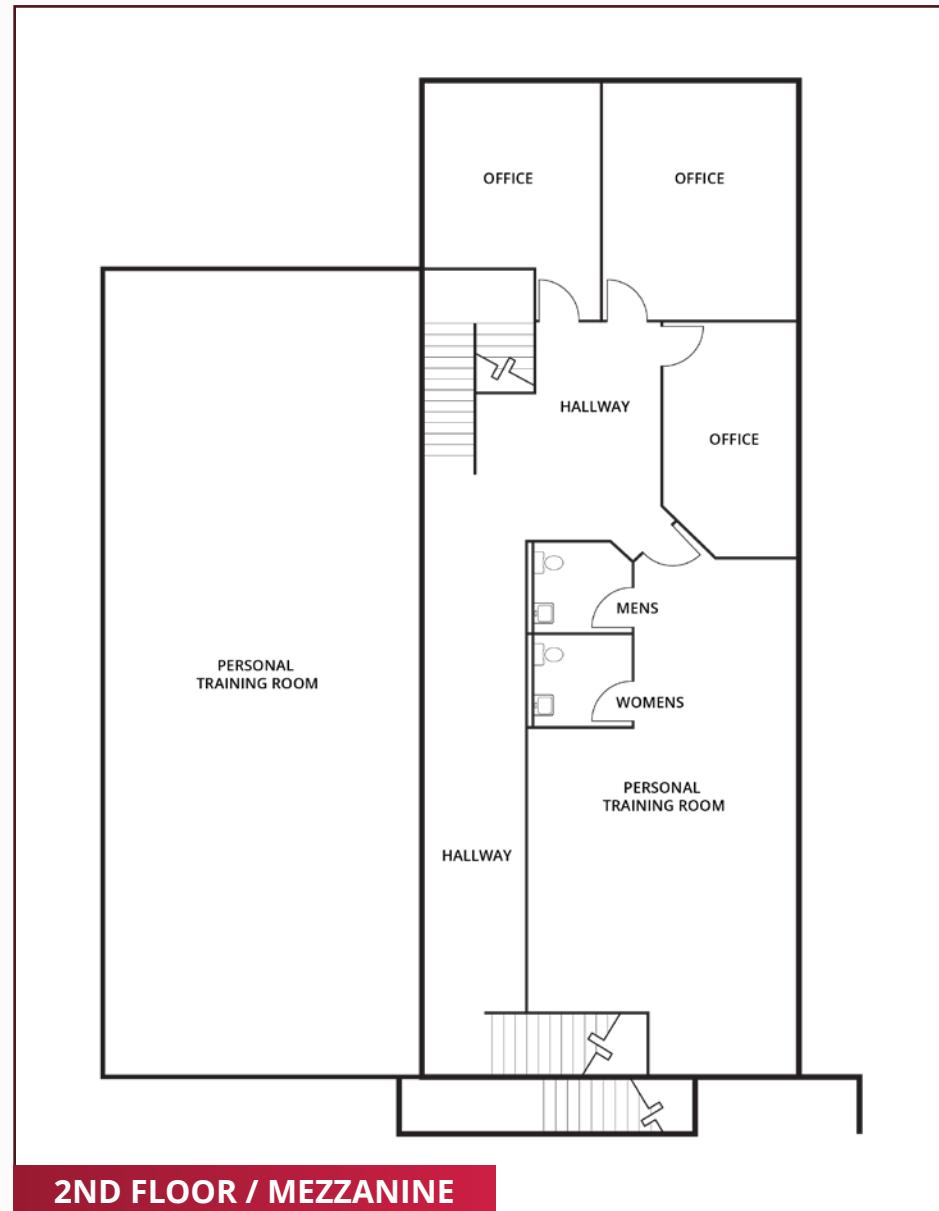
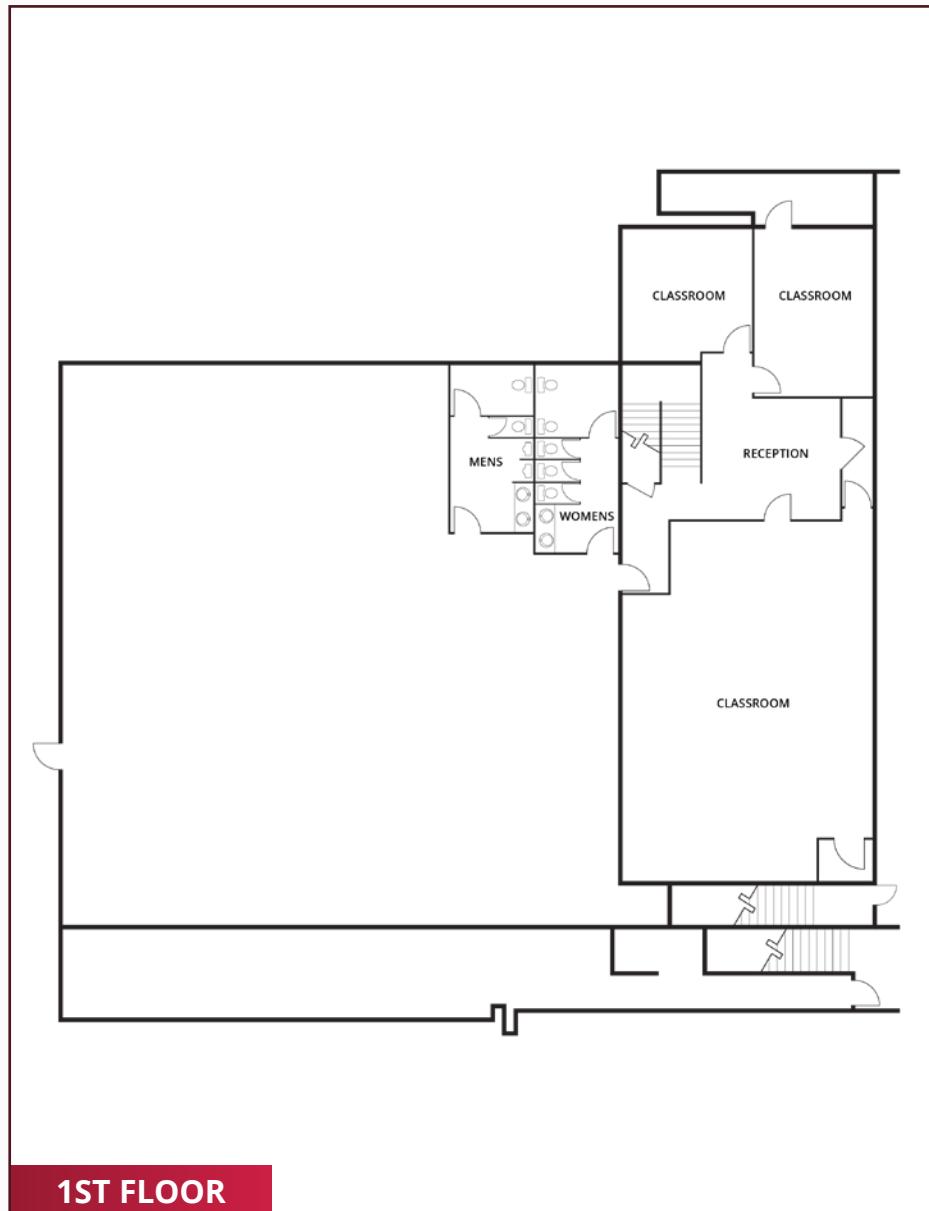
**1**

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.

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For more information,  
please contact us.

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