

24833 ANZA DRIVE VALENCIA, CA 91355

FOR SALE OR LEASE | 28,495 SF

- First Three Months of Rent Free on Minimum Three-Year Lease
- Travel Voucher to Outside Broker — Call Broker for Details



EXCLUSIVELY LISTED BY:

Chris Jackson
CEO
d: 818-933-2368
cjackson@naicapital.com
Cal DRE Lic #01255538

Eric Seidenglitz
Vice President
d: 818-815-2426
eseidenglitz@naicapital.com
Cal DRE Lic #01975684

NAI Capital - Encino
15821 Ventura Blvd., Suite 320E
Los Angeles, CA 91436
d: 818-905-2400
www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS

24833 ANZA DRIVE, VALENCIA CA 91355

Sale Price	\$8,000,000
Sale Price/SF	\$280.75
Monthly Rent	\$37,000.00
Monthly Operating Expenses	\$6,650.00
Lease Rate/SF/Type	\$1.30 NNN
Operating Expenses/SF	\$0.23
Unit Size	28,495
Clear Height	24'
GL Doors	2
Power	800A, 277-480V, 3Ph, 4W
Parking Spaces	64
Sprinklered	Yes
Office SF	4,662
Finished Office Mezz. SF	2,780
Restrooms	4
Zoning	BP
To Show	Call Agent



SALE
PRICE
\$8,000,000



LEASE
RATE/SF
\$1.30 NNN



CLEAR
HEIGHT
24'



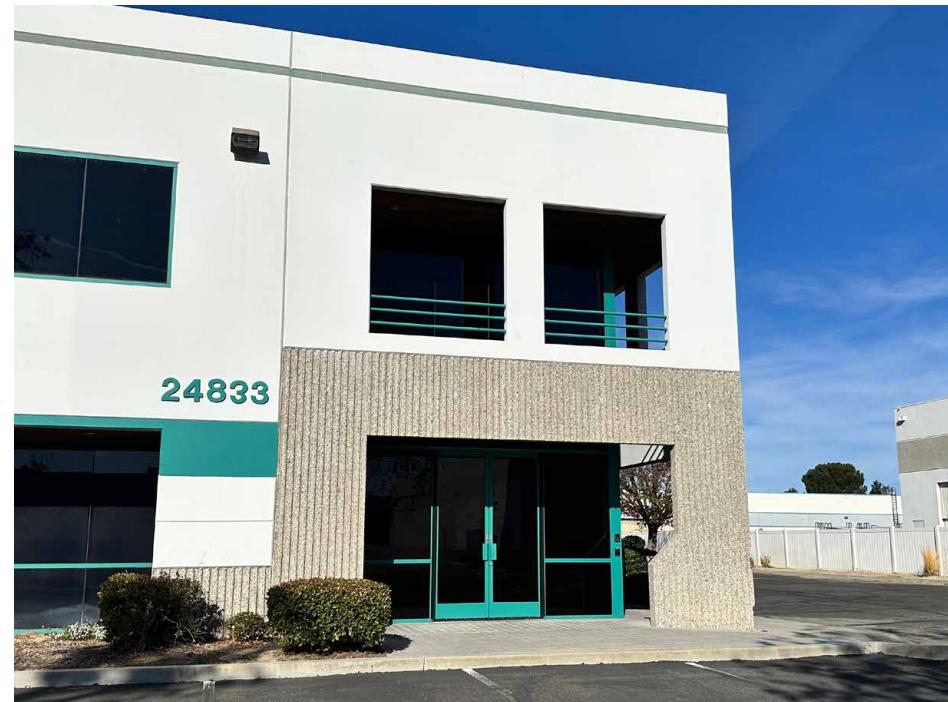
FULL
HVAC



POWER
277-480V,
800A, 3PH, 4W



LOADING
TWO (2) 12'X14' GROUND LEVEL DOORS



PROPERTY PHOTOS

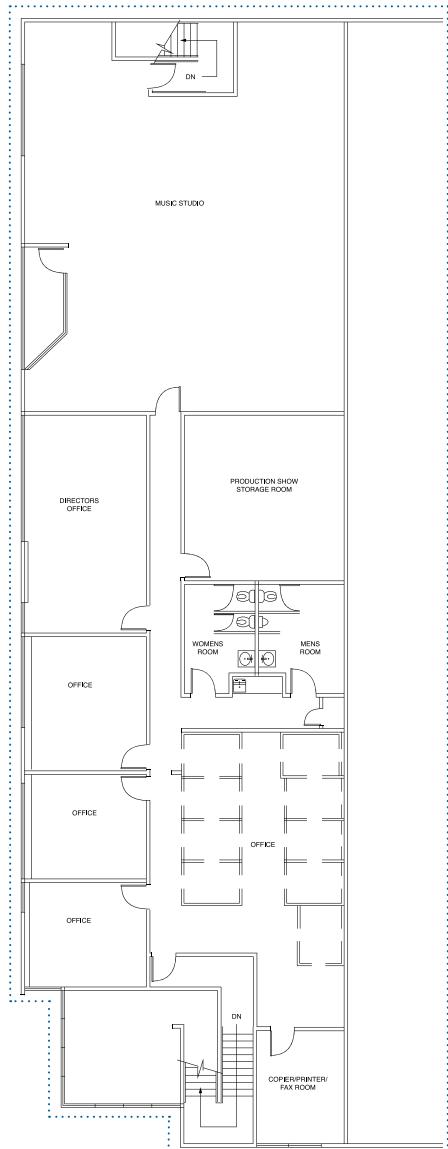


PROPERTY PHOTOS

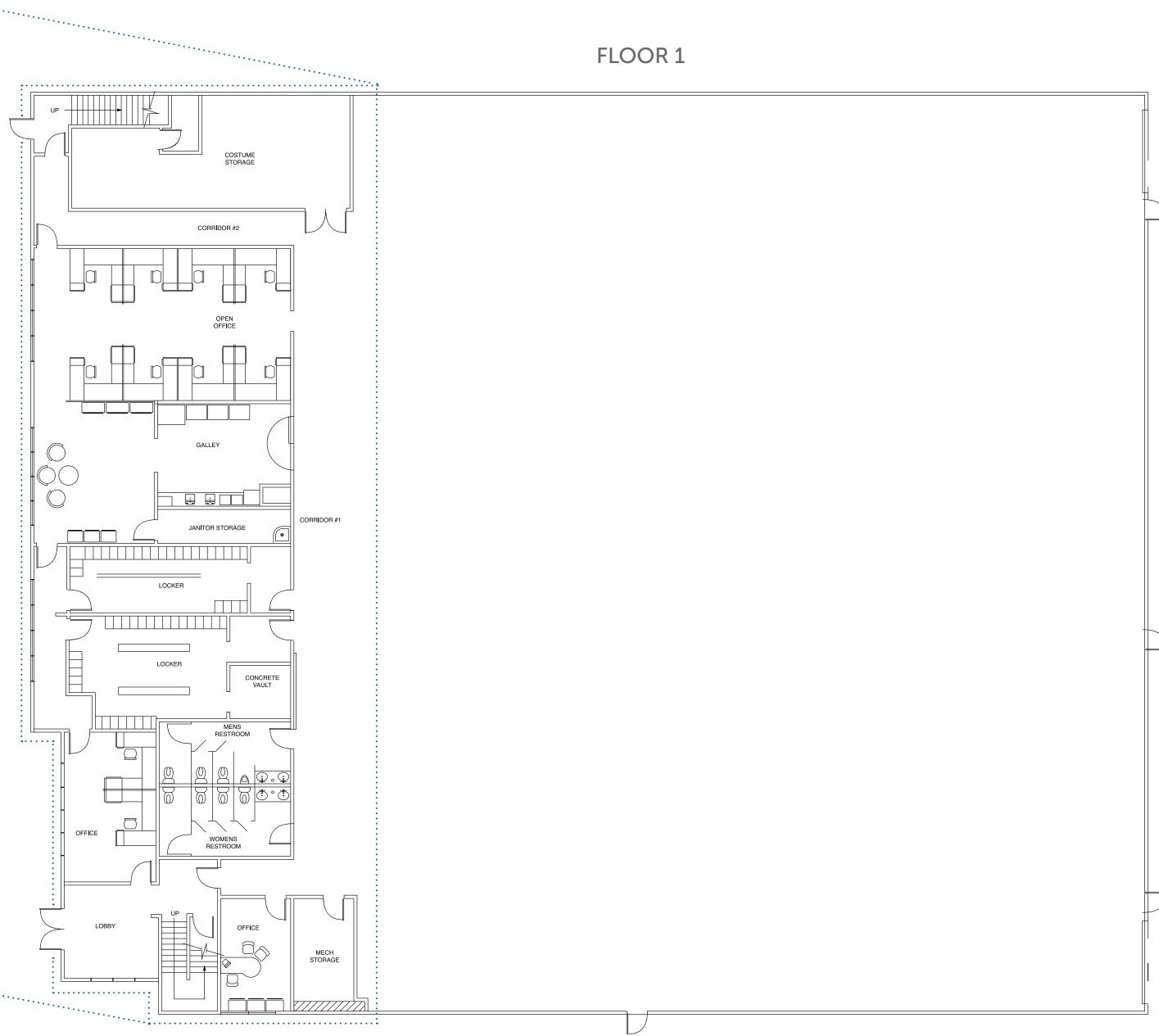


FLOOR PLAN

FLOOR 2



FLOOR 1



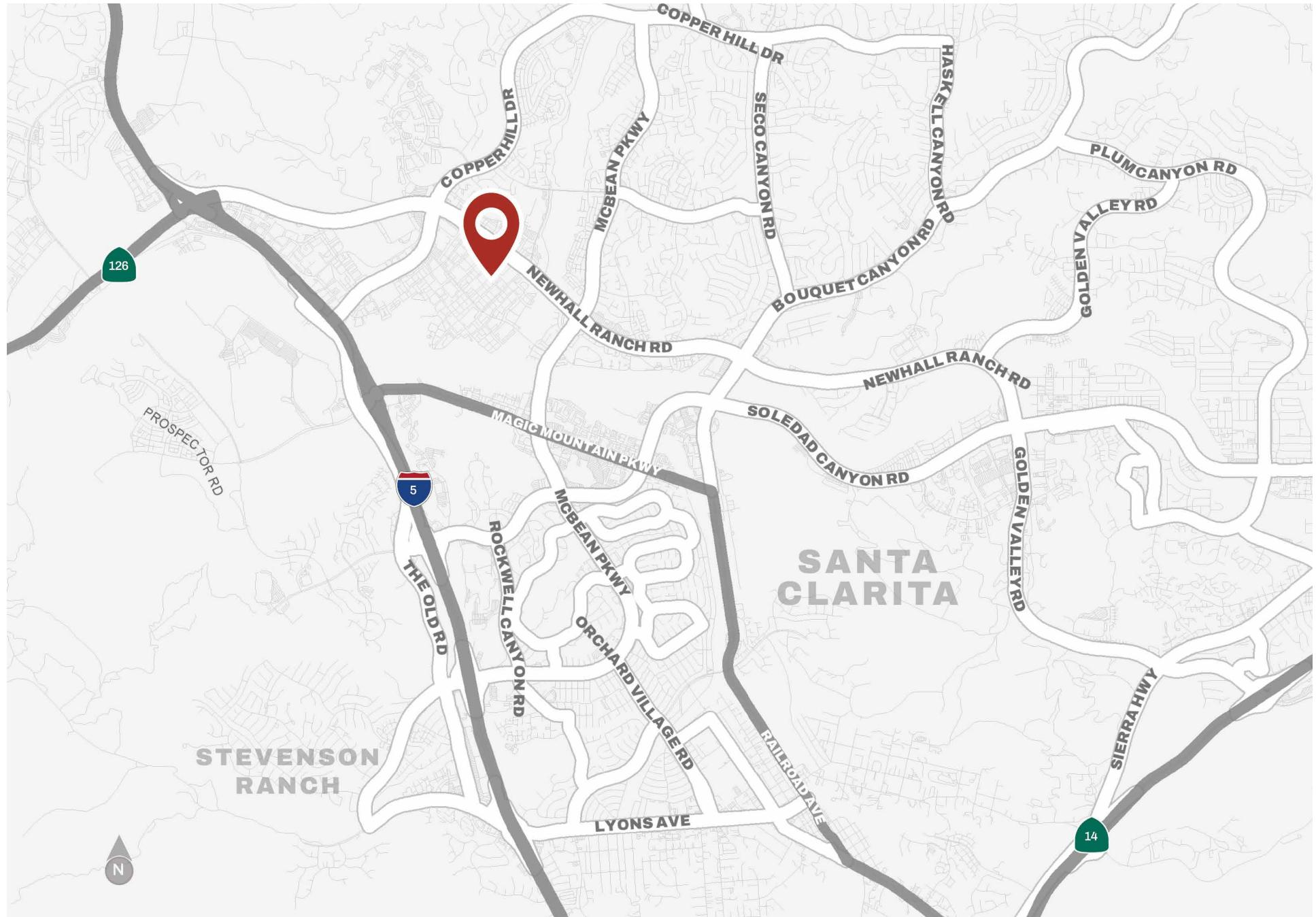
AERIAL MAP



AERIAL MAP



LOCATION MAP



24833 ANZA DRIVE VALENCIA, CA 91355

FOR SALE OR LEASE | 28,495 SF

- First Three Months of Rent Free on Minimum Three-Year Lease
- Travel Voucher to Outside Broker — Call Broker for Details



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

EXCLUSIVELY LISTED BY:

Chris Jackson
CEO
d: 818-933-2368
cjackson@naicapital.com
Cal DRE Lic #01255538

Eric Seidenglanz
Vice President
d: 818-815-2426
eseidenglanz@naicapital.com
Cal DRE Lic #01975684

NAI Capital - Encino
15821 Ventura Blvd., Suite 320E
Los Angeles, CA 91436
d: 818-905-2400
www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE