

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:

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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



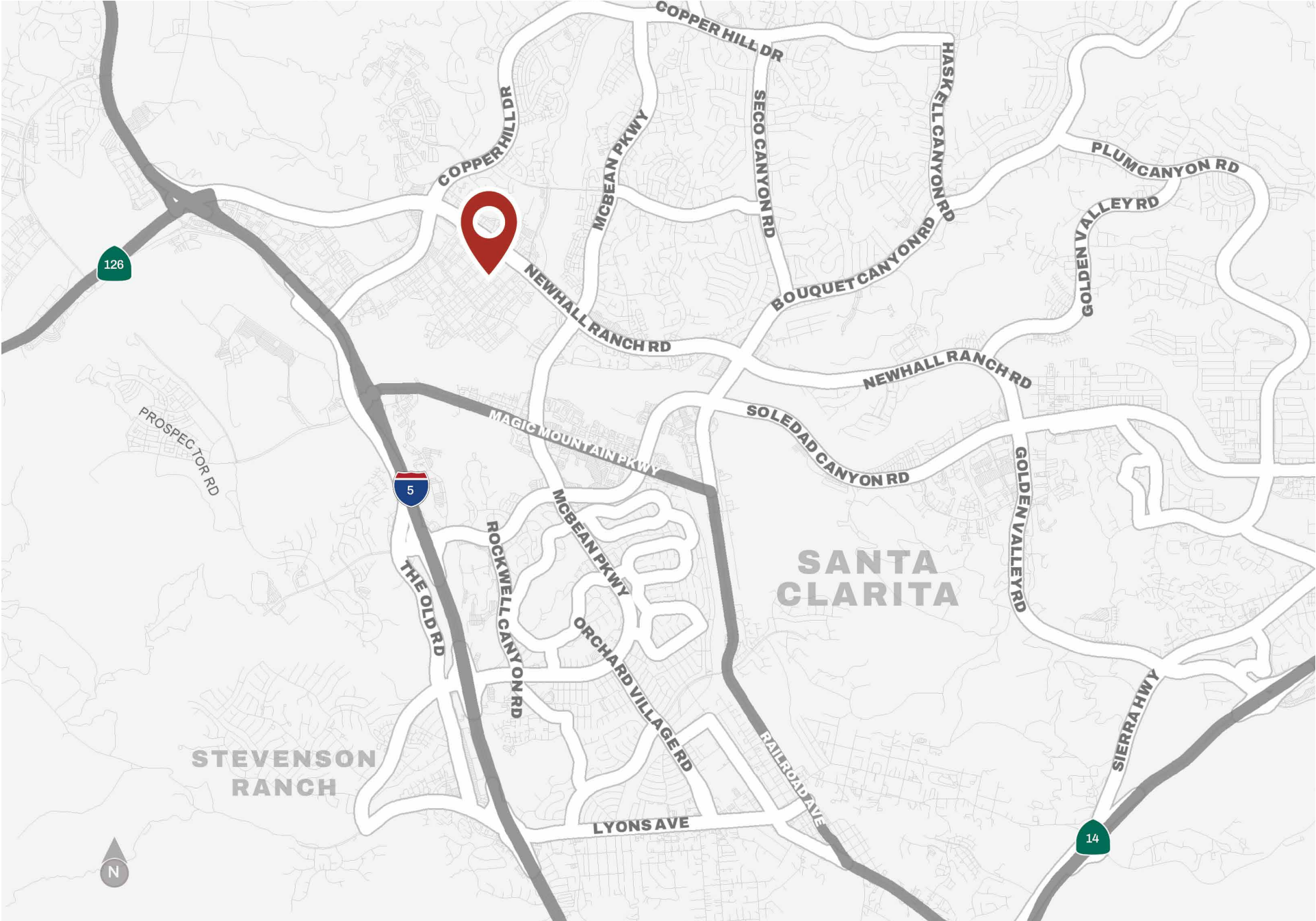
AERIAL MAP



AERIAL MAP



LOCATION MAP



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