



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# INDUSTRIAL CONDO FOR SALE

28751 W. INDUSTRY DR.,  
VALENCIA, CA 91355

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All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# THE PROPERTY

28751 W. Industry Drive, Valencia, CA 91355

# \$4,253,625

Listing Price



## HIGHLIGHTS

- ✓ Prestigious Gateway Pointe Business Park
- ✓ Impressive Clear Height / Excellent Power
- ✓ Nicely Appointed Office Space w/Modern Build-Out
- ✓ Easy 5, 126 & 14 Freeway Access
- ✓ Many Retail Amenities Nearby
- ✓ Sprinklered



**14,925**

Square Footage



**±\$285**

Price/SF



**2006**

Year Built



**30**

Parking Stalls



**24 FEET**

Clear Height



**400A | 277/480V**

Power

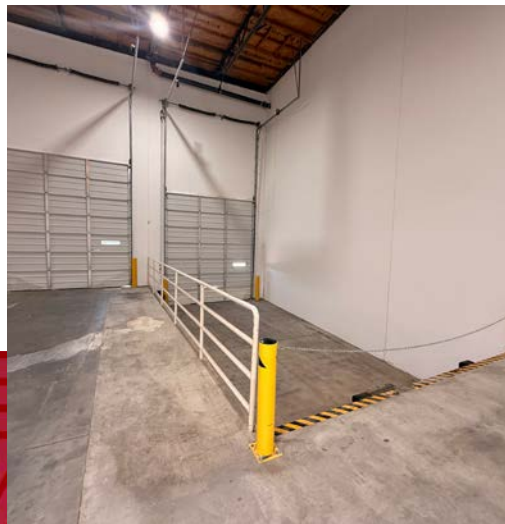
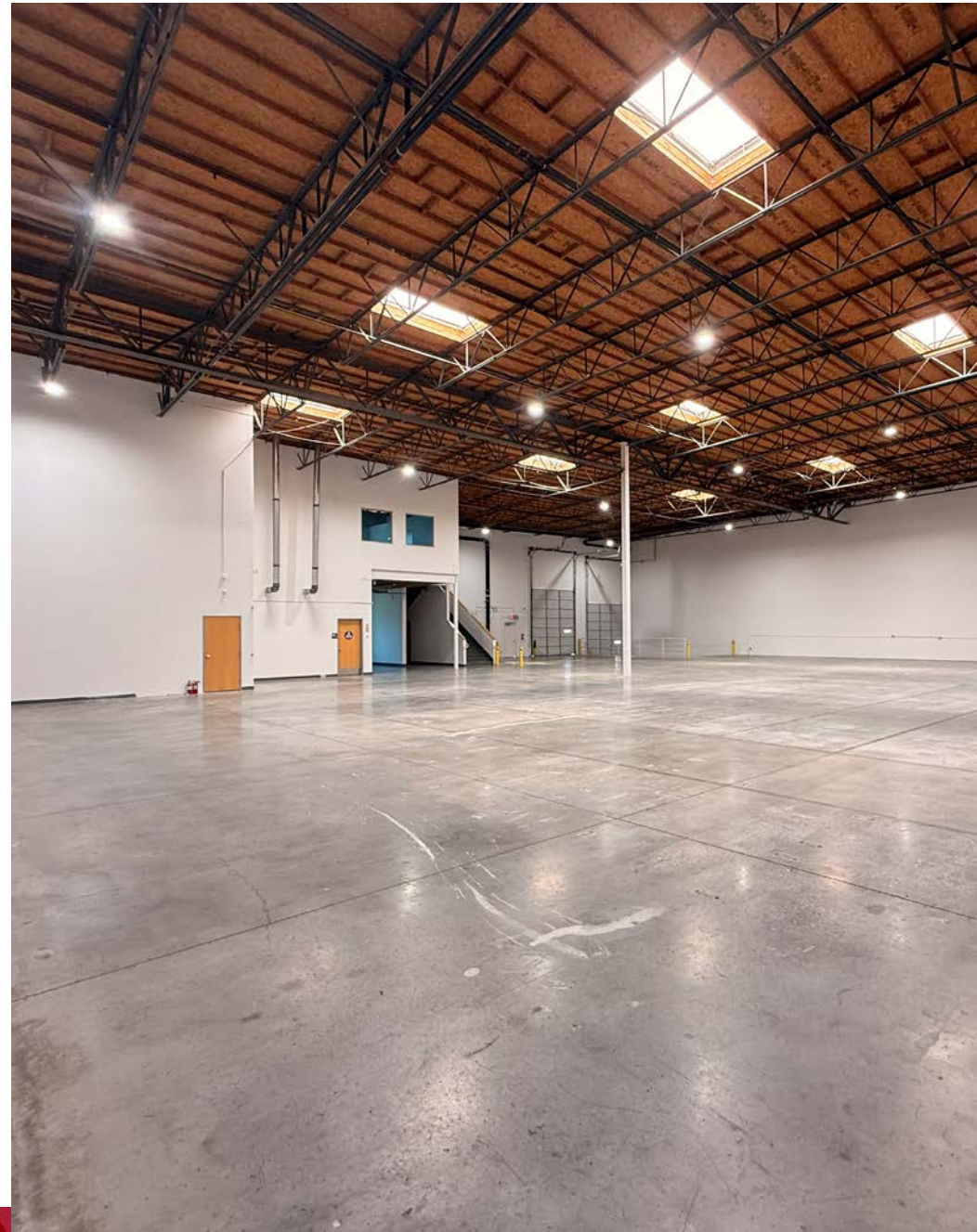


**1 DOCK /  
1 GROUND LEVEL**

Loading Doors

# PROPERTY PHOTOS

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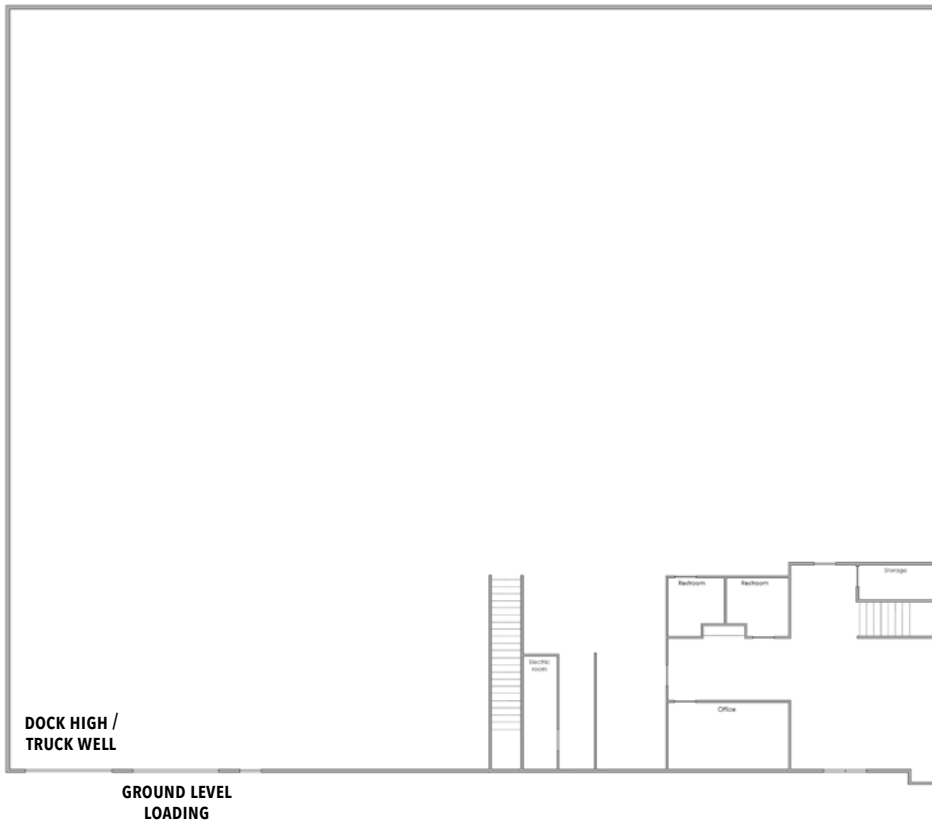


# FLOOR PLANS

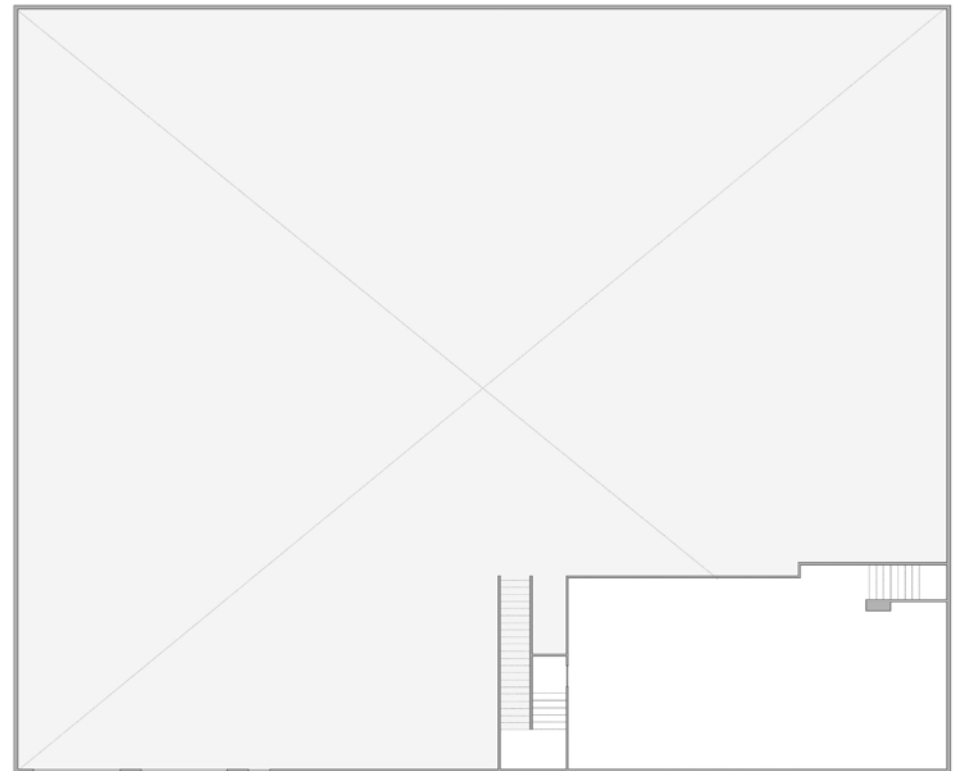
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FIRST FLOOR



SECOND FLOOR





# AMENITIES

±600

NEARBY  
RESTAURANTS

±2M

ANNUAL  
VISITORS

±400

NEARBY STORES  
& SHOPPING

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