

FOR SALE

28727
INDUSTRY DRIVE

VALENCIA, CA 91355

1/2 UNDIVIDED
INTEREST

STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM



28727 INDUSTRY DR

VALENCIA, CA 91355

FOR SALE
½ UNDIVIDED INTEREST



Robert Stratton

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



28727 INDUSTRY DR

INDUSTRIAL WAREHOUSE/DISTRIBUTION – ½ UNDIVIDED INTEREST

Stratton Commercial Real Estate, Inc. is proud to present an exceptional investment opportunity at 28727 Industry Dr, Valencia, CA 91355—a 16,786 sq.ft. industrial condominium located within the prestigious Valencia Commerce Center, one of Southern California’s premier industrial and commercial business parks.

This fully leased property is tenanted by Curran Enterprises and **offers a unique opportunity to acquire a ½ undivided interest, allowing the buyer to share equally in all income and expenses associated with the property.** The building features impressive 24-foot clear height ceilings, both ground-level and dock-high loading doors, and 480v heavy power, making it an ideal asset for industrial users. Adding to its appeal, the building includes a minimal, high-end two-story office build-out at the front—perfectly balancing operational efficiency with professional presentation.

This is a rare chance to co-own a high-performance industrial asset in one of the most dynamic business hubs in the Greater Los Angeles area. **For more information or to schedule a tour, please contact Robert Stratton at (661) 212-5699.**

BUILDING SQ.FT	16,786±
LOT SIZE SQ.FT	384,880± (PART OF CENTER)
YEAR BUILT	2006
FLOORS	2
APN(S)	2866-060-042
BUILDING HEIGHT	24' FT
LOADING DOORS	1x DOCK-HIGH, 1x GROUND-LEVEL
ZONING	LCA2





1/2 UNDIVIDED INTEREST

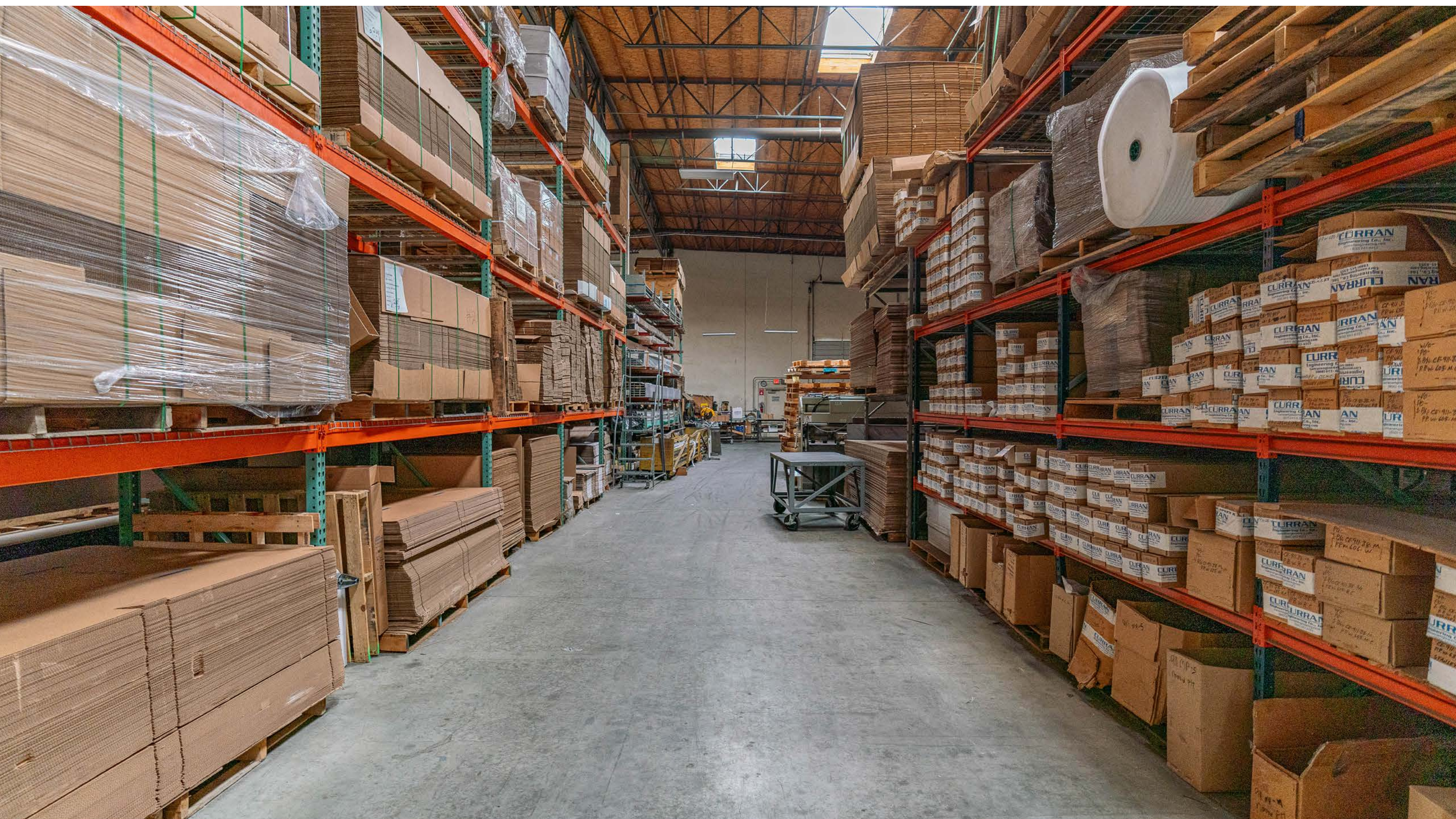
28727 INDUSTRY DRIVE
16,786 SQ.FT. (2866-060-042)















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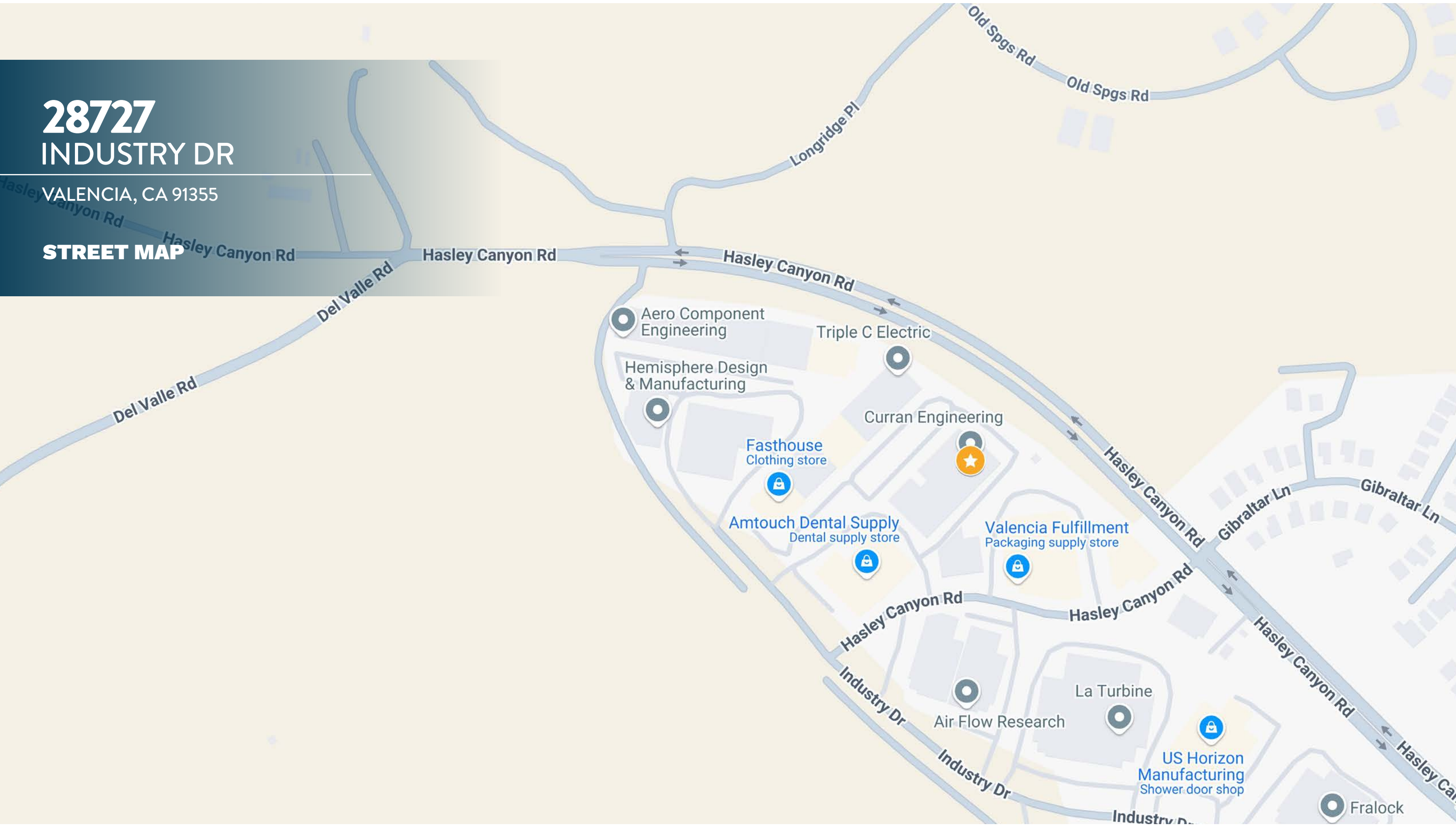
CITY MAP



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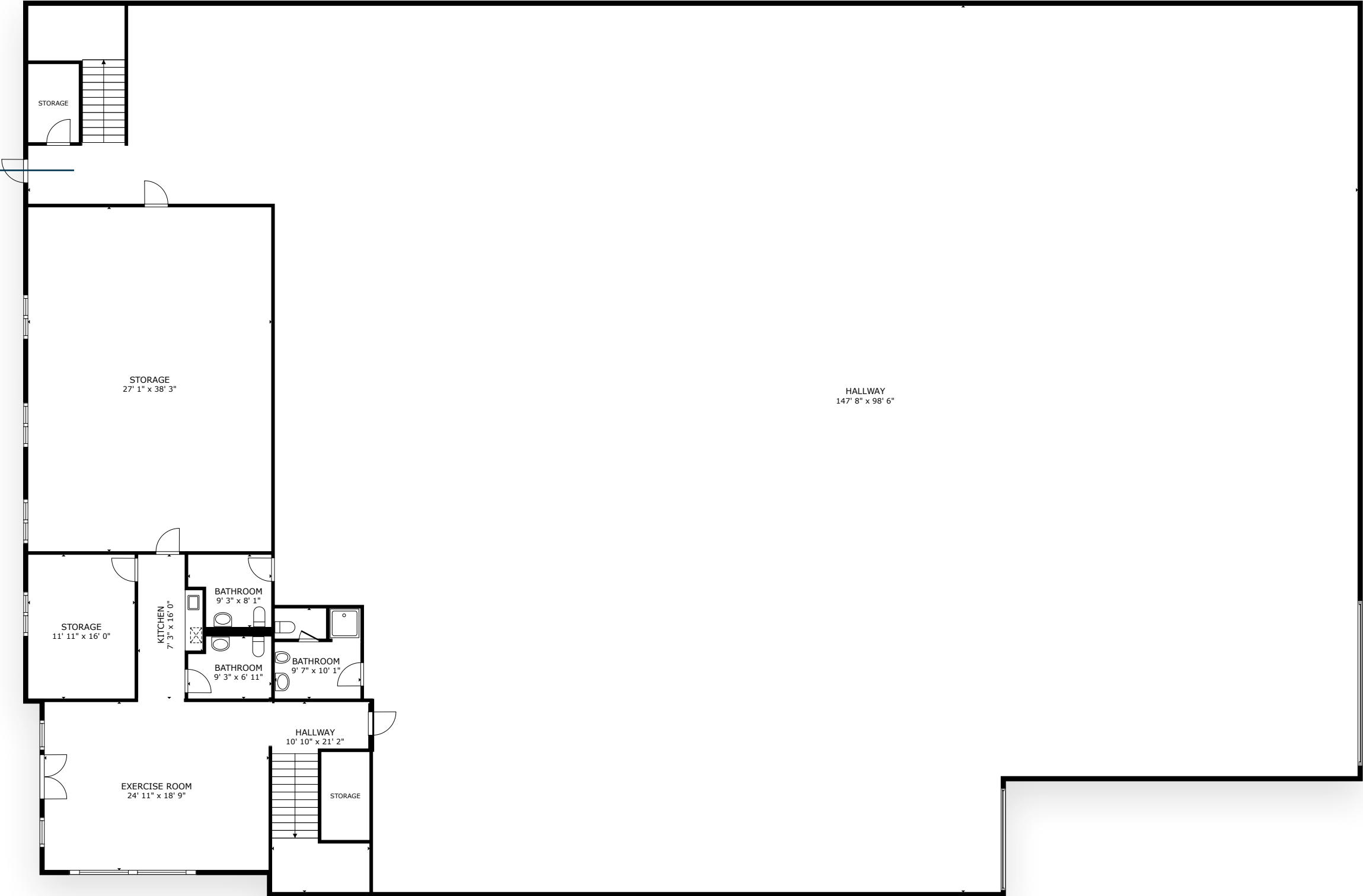
STREET MAP



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FLOOR PLAN
FIRST FLOOR



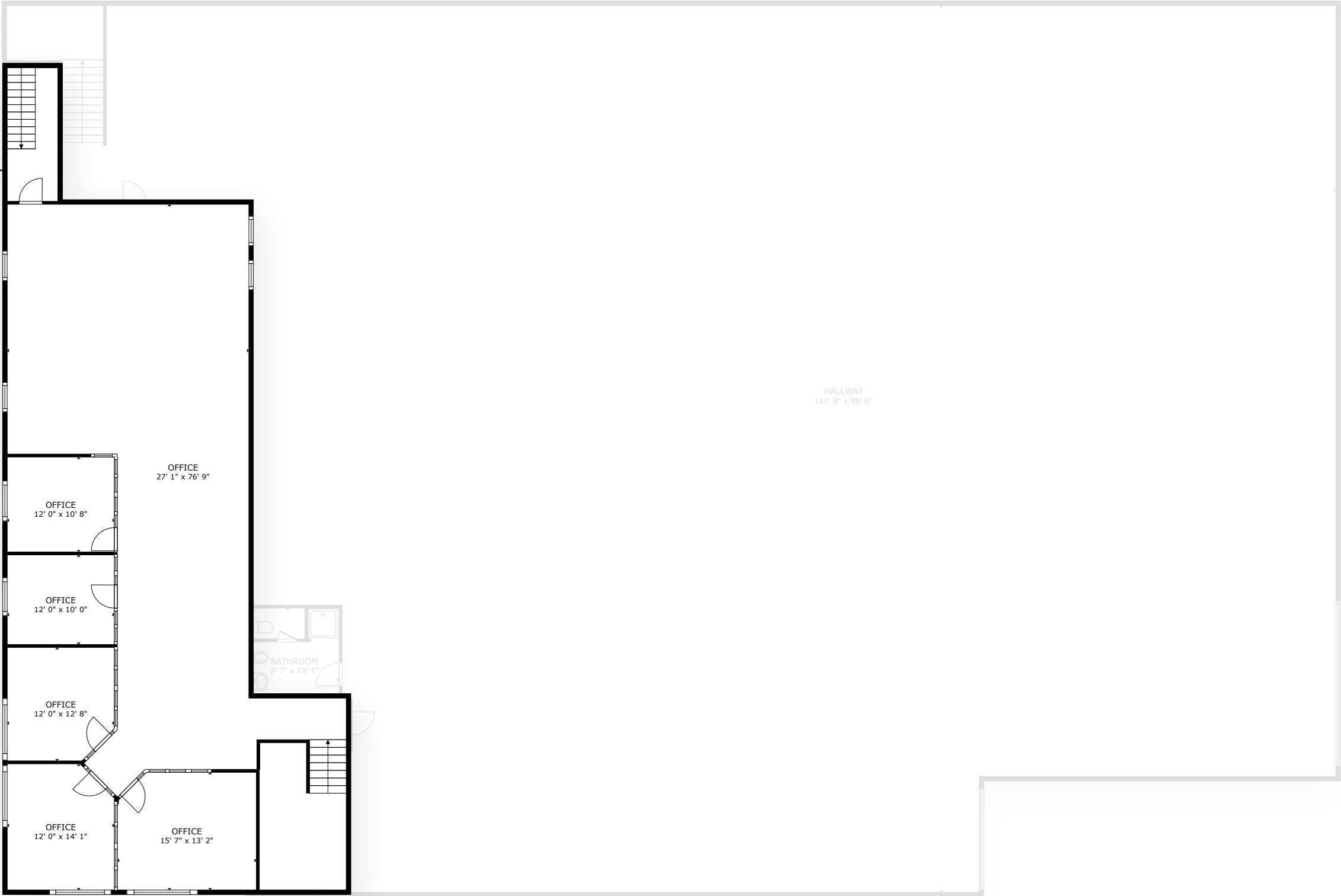
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FLOOR PLAN
SECOND FLOOR



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FOR MORE INFORMATION:



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