

**109,379 SF HIGH IMAGE FREESTANDING
INDUSTRIAL BUILDING FOR LEASE**

CBRE



28210

28210

N AVENUE STANFORD
VALENCIA, CA 91355

PROPERTY OVERVIEW

Property Highlights/Description

- High image manufacturing/distribution building in prime Valencia Industrial Center location
- Immediate access to I-5 and Highway 126
- Large secured yard
- City of Santa Clarita
- Currently improved as sound stages
- Major renovation planned

Property Information

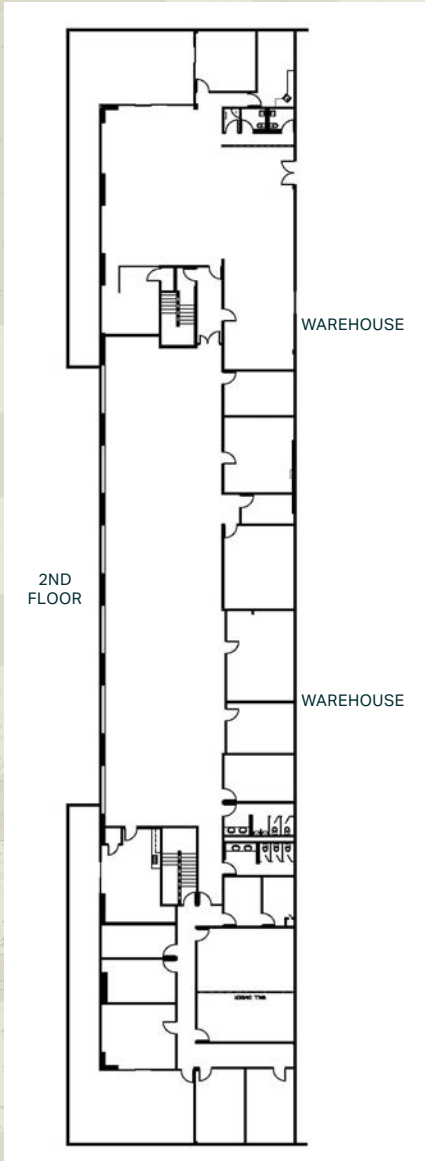
- Available SF: 109,379 SF
- Asking Rent: \$1.45 NNN/SF/month
- Office SF: 33,600 SF (offices can be removed/modified)
- Finished 2nd Floor Mezzanine: 21,103 SF
- Power: 3,000 Amps, 277/480 V, 3phase 4wire
- Grade Level Loading Doors: 1 (12' x 14')
- Dock High Loading Doors: 5 (8' x 9')
- Minimum Clear Height: 24'
- Parking: 245 spaces
- Sprinklers: Yes



PROPERTY AERIAL

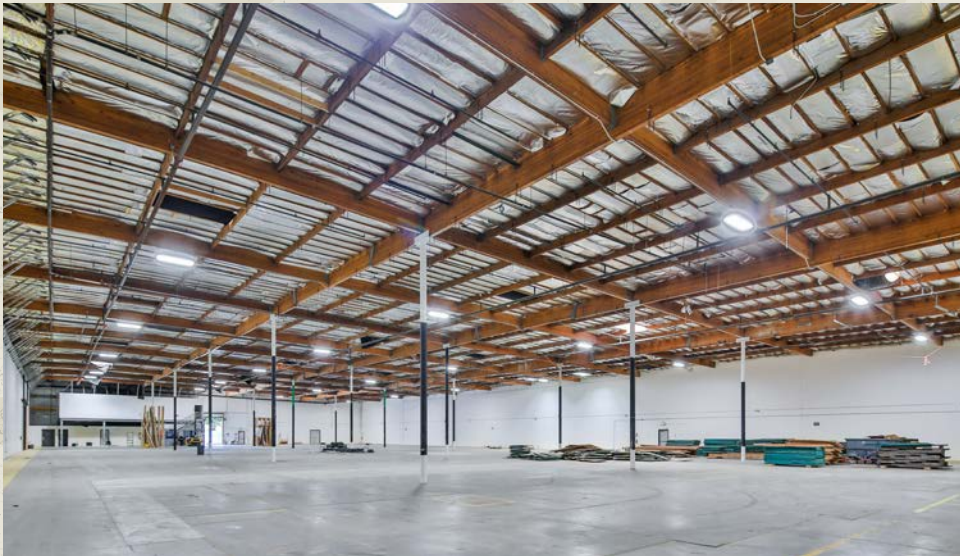
FLOOR PLANS

1ST FLOOR



2ND FLOOR

PROPERTY PHOTOS



A CORPORATE COMMUNITY

Partnership in Innovation

28210 N Avenue Stanford enjoys a strategic location in the City of Santa Clarita, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include:

- LA North Studios
- Boston Scientific
- CBS Studios
- Amazon
- DrinkPak
- Honda Performance Development
- Advanced Bionics
- Valencia Studios
- NBCUniversal
- Illumination Dynamics
- US AutoForce
- Santa Clarita Studios
- Sony Corporation



THE SANTA CLARITA VALLEY BUSINESS ADVANTAGE

Consistently recognized as the “Most Business-Friendly City in LA County” (LAEDC, 2022), the City of Santa Clarita shines as the premier location for businesses. Its numerous economic and cost advantages have attracted major employers to the area that benefit from this low tax region. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- City of Santa Clarita Use Tax Rebate Program
- Not Subject to ULA Transfer Tax
- Consistently ranked one of the healthiest cities and best place to live in SoCal

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

ANALYSIS OF POTENTIAL COST SAVINGS	Our Taxes / Fees		Their Taxes / Fees			
	TAXES & FEES	CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0	0	7.67%	7.00%	0
	Telephone	0	9.00%	8.28%	7.00%	7.00%
	Cellular	0	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%





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VALENCIA

Industrial Center

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VALENCIA, CA 91355

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