

27525 NEWHALL RANCH RD | UNITS 5 & 6

VALENCIA, CA 91355



FOR LEASE | 12,320 SF

EXCLUSIVELY LISTED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS

Lease Rate	\$12,320.00
Lease Rate/SF	\$1.00
Operating Expenses	\$5,174.40
Operating Expenses/SF	\$0.42
Unit Size	12,320
Office SF	1,601
Finished Office Mezz SF	943
Clear Height	24'
Dock High Doors	2
Ground Level Doors	2
Parking Spaces	24
Sprinklered	Yes
Possession	1-Apr-26

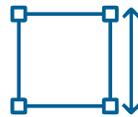


Dock High
Doors

2

Ground Level
Doors

2



Clear
Height

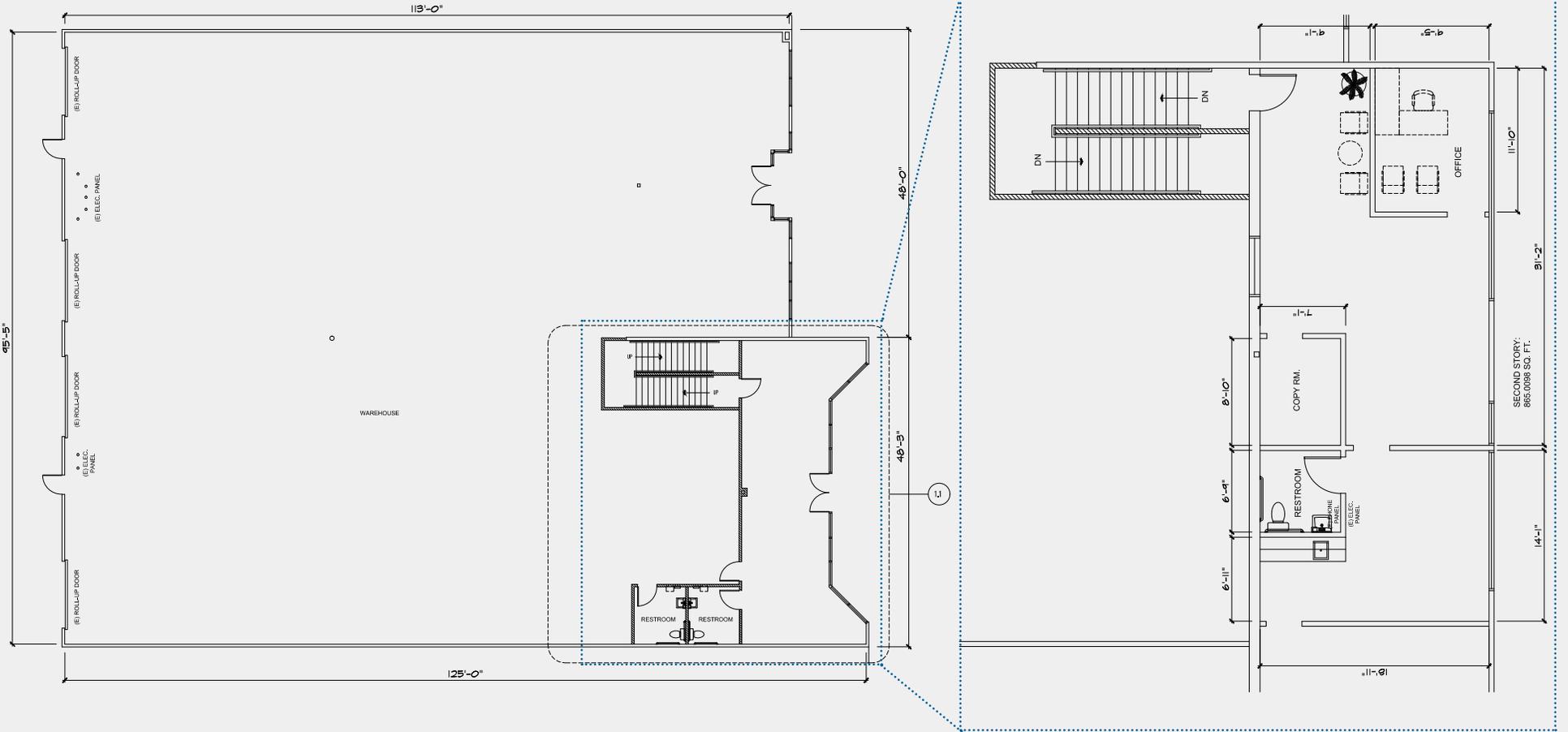
24'



PROPERTY PHOTOS



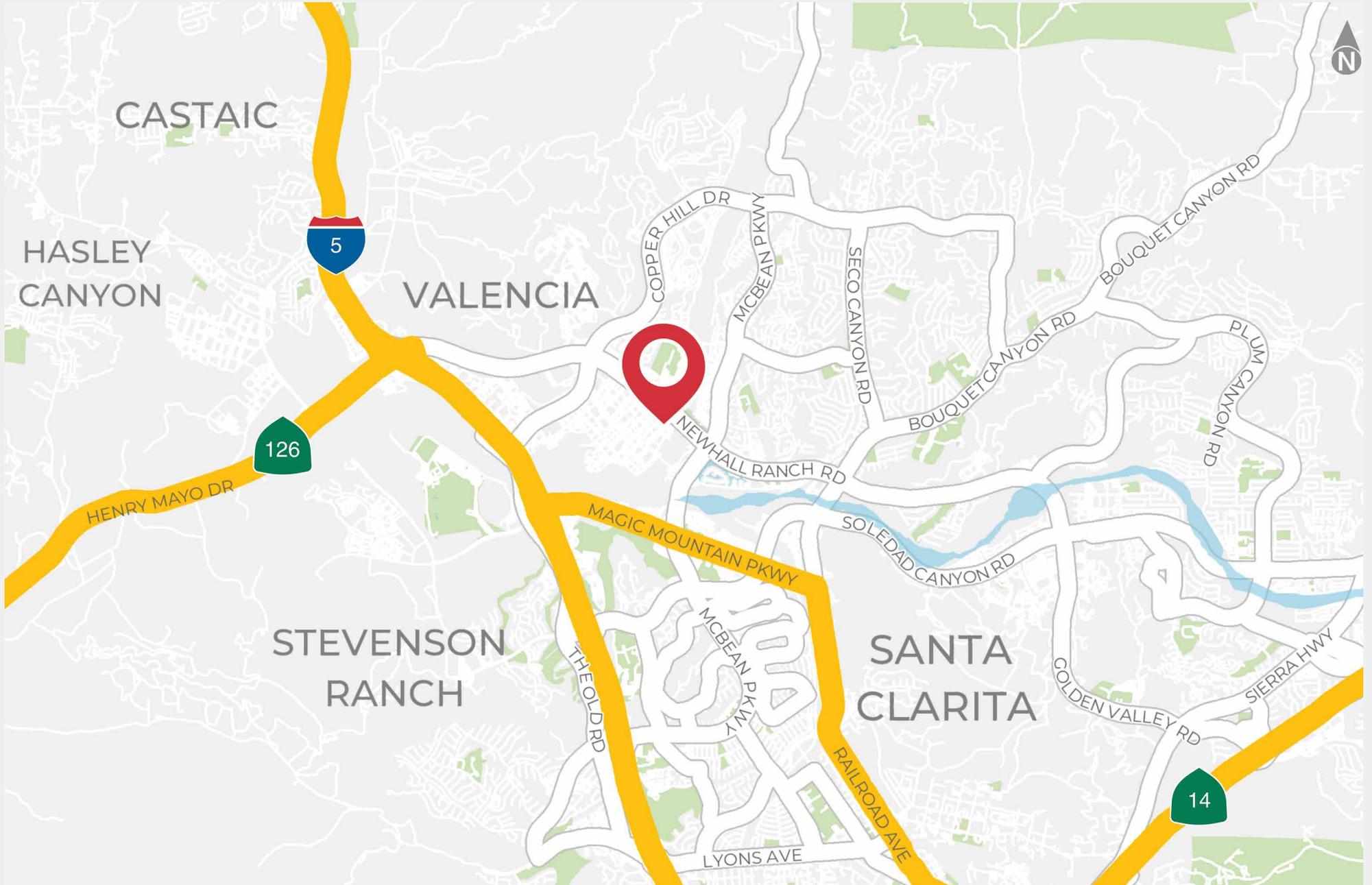
FLOOR PLAN



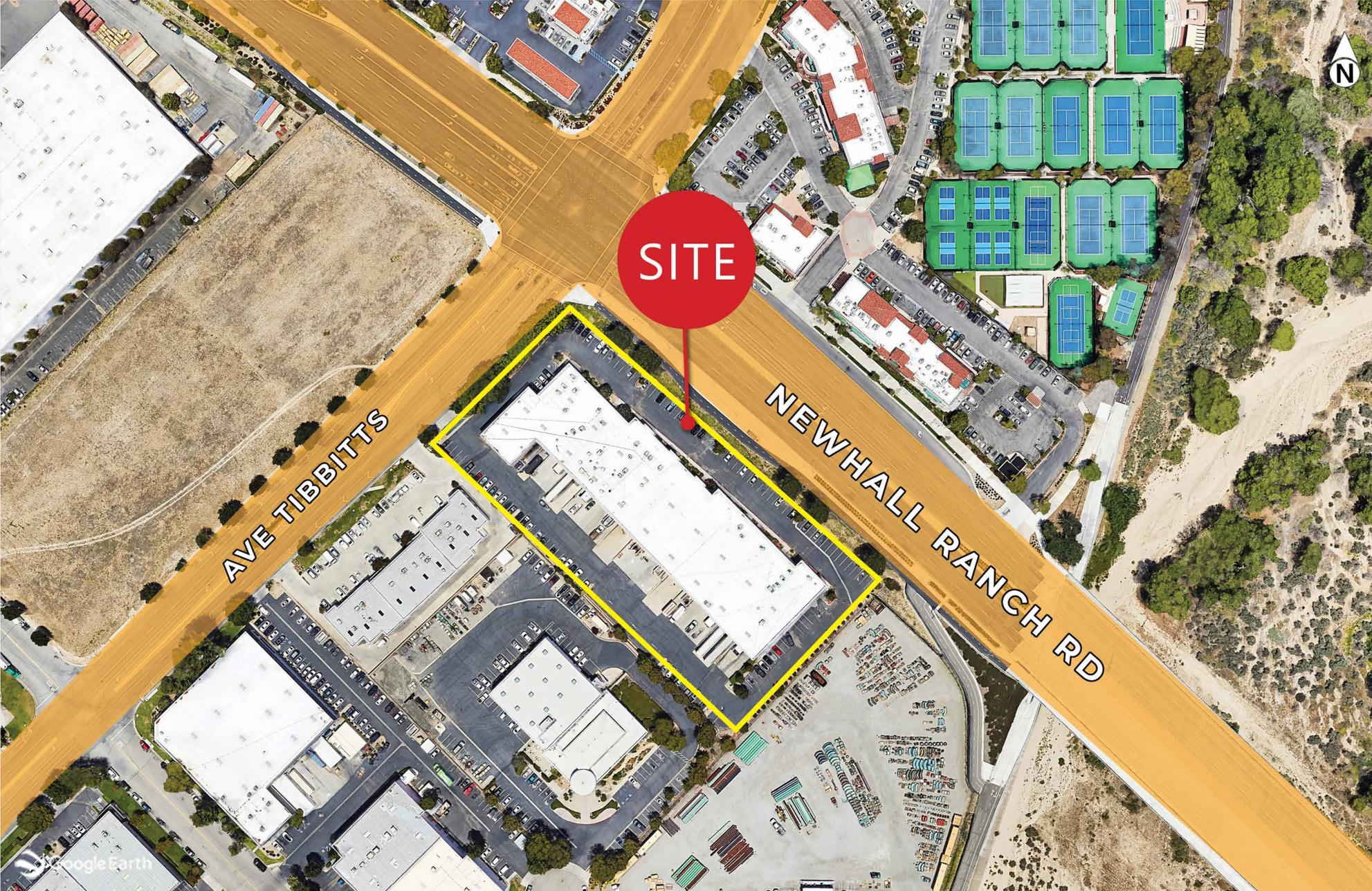
PROPERTY PHOTOS



LOCATION MAP



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AERIAL MAP



AERIAL MAP



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