



Industrial Unit for Lease

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25030 - 25040 Avenue Tibbitts
Valencia, Ca 91355

Located in the heart of the Valencia Industrial Center with easy access to Interstate 5 and Highway 126 / Newhall Ranch Road providing a direct connection to all of Santa Clarita. The property is just minutes away from an abundance of restaurants, retail amenities and the Valencia Town Center Mall.



Colliers

6324 Canoga Ave., Suite 100

Woodland Hills, CA 91364

www.colliers.com

For Lease - Industrial

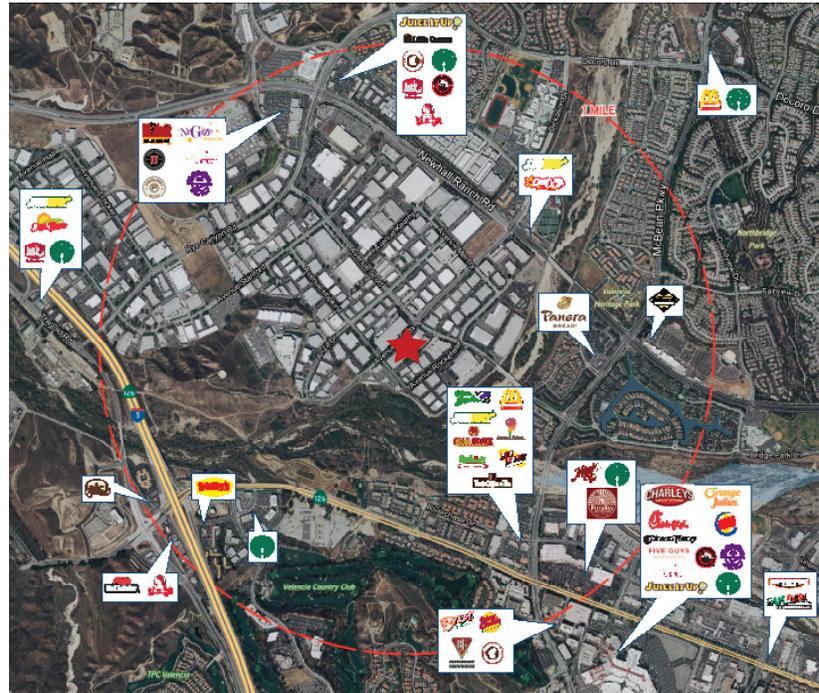
25030 - 25040 Avenue Tibbitts, Valencia, Ca 91355

For Lease

Unit	SF	Rate
F	4,320	\$1.40 PSF, IG + CAM
P	4,220	\$1.40 PSF, IG + CAM

Features

- Located in Valencia Industrial Center
- Multi-Tenant Building
- Convenient access to I-5 and 126 Freeways
- Close to retail amenities & Valencia Town Center Mall



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Available SF 4,320 SF

Industrial For Lease

Building Size 19,244 SF



Property Name: Valencia Industrial Center
Address: 25030 Avenue Tibbitts, Unit F, Valencia, CA 91355
Cross Streets: Avenue Tibitts/Avenue Hopkins

Valencia Industrial Center
 Multi-Tenant Building
 Convenient Access to 5 & 126 Fwys
 Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$6,048	Sprinklered:	Yes	Office SF / #:	800 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,320 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,320 SF	A: 400 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 8 / Ratio: 1.9:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:	BP			APN#:	2866-018-092

Listing Company: Colliers
Agents: [John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)

Listing #: 42098159 **Listing Date:** 03/12/2025 **FTCF:** CB250N000S000

Notes: CAM Fee is approximately \$0.12 PSF. Lessee to verify all information.

Available SF 4,220 SF

Industrial For Lease

Building Size 19,244 SF



Property Name: Valencia Industrial Center
Address: 25030 Avenue Tibbitts, Unit P, Valencia, CA 91355
Cross Streets: Avenue Tibitts/Avenue Hopkins

Valencia Industrial Center
 Multi-Tenant Building
 Convenient Access to 5 & 126 Fwys
 3 Ground Level Loading Doors
 Close to Retail Amenities & Valencia Town Center Mall

Lease Rate/Mo:	\$5,908	Sprinklered:	Yes	Office SF / #:	1,462 SF
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	2
Lease Type:	Industrial Gross / Op. Ex: \$0.12	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	4,220 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,220 SF	A: TBD V: TBD O: TBD W: TBD		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	07/01/2025
Sale Price/SF:	NFS	Parking Spaces:	8 / Ratio: 1.9:1/	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:	BP			APN#:	2866-018-092

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Listing #: 42733771 **Listing Date:** 06/05/2025 **FTCF:** CB250N000S000

Notes: Lessee to verify all information. CAM fee is approximately \$0.12 PSF.