

28305 & 28307 Industry Dr

Valencia, CA 91355

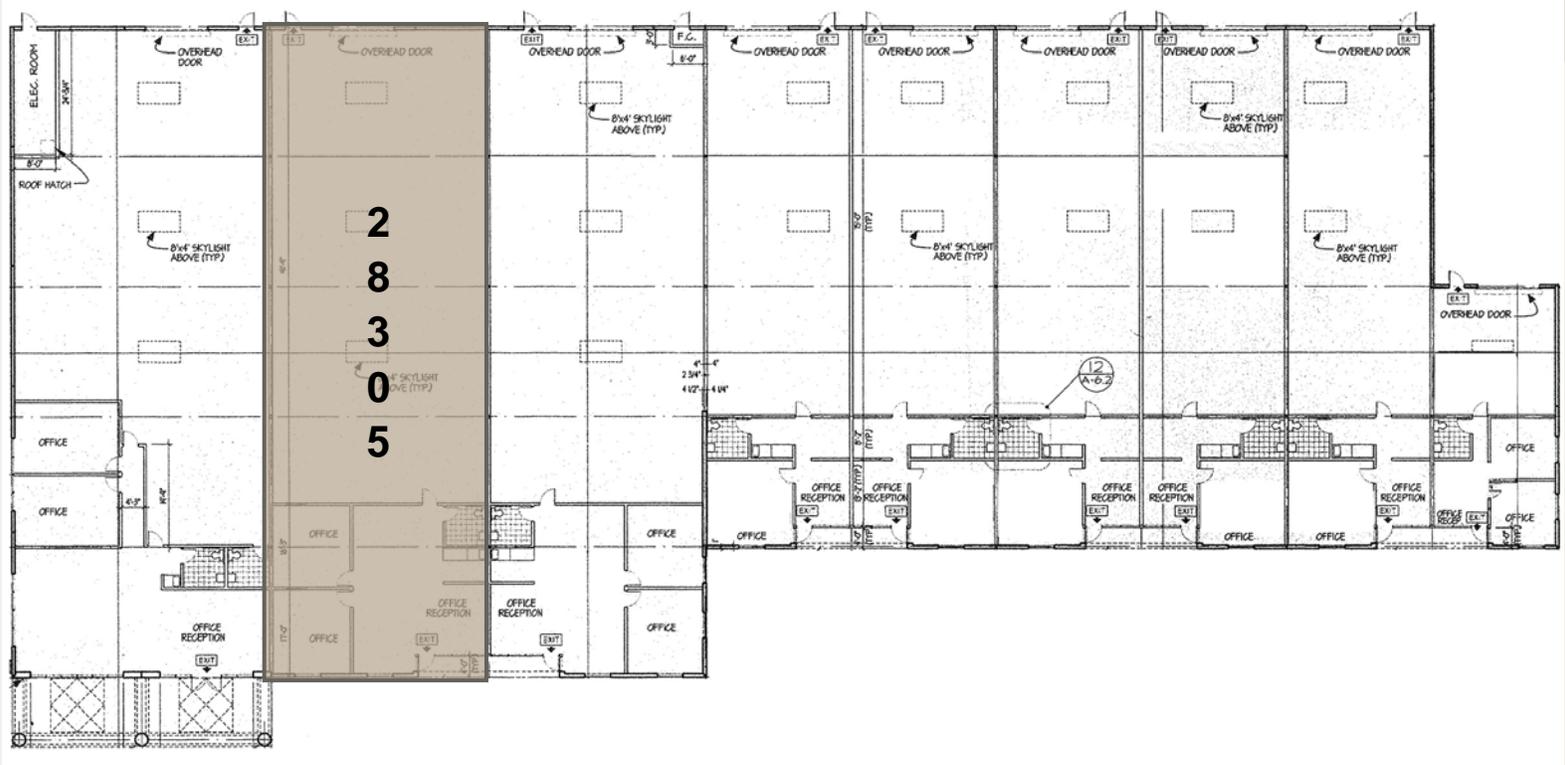
5,190 & 5,224 SF
Separately or Contiguously



RARE INDUSTRIAL SPACES FOR SUBLEASE IN VALENCIA

- Well Maintained Units with Minimal Office
- High Image Multi-Tenant Complex
- Convenient Access to I-5 and 126 Freeways
- Located in Master Planned Valencia Commerce Center
- Potential for Long-Term Direct Lease

28305 Industry Dr



Property Information

<p>5,224 Available SF</p>	<p>\$1.46 MG Lease Rate</p>	<p>±\$0.13 Operating Expenses</p>	<p>1,946 Office SF</p>
<p>1 (12'x12') Ground Level Doors</p>	<p>1 Restroom</p>	<p>20' Min Clearance Height</p>	<p>400 A; 277/480 V 3p 4w Power</p>

28307 Industry Dr



Property Information

5,190 Available SF	\$1.46 MG Lease Rate	±\$0.13 Operating Expenses	1,946 Office SF
1 (12'x12') Ground Level Doors	1 Restroom	20' Min Clearance Height	400 A; 277/480 V 3p 4w Power

28305 & 28307 Industry Dr



Property Information

10,414 Available SF	\$1.46 MG Lease Rate	±\$0.13 Operating Expenses	3,892 Office SF
2 (12'x12') Ground Level Doors	2 Restrooms	20' Min Clearance Height	400 A; 277/480 V 3p 4w Power

Photos



Amenities Map

EATERIES

- | | | | |
|----|---------------------------|----|----------------------------|
| 1 | Baja Fresh | 28 | Little Caesars |
| 2 | Big Chicken | 29 | McDonald's |
| 3 | BJ's Restaurants | 30 | Mimi's Cafe |
| 4 | Black Bear Diner | 31 | Olive Garden |
| 5 | Cafe Rio | 32 | Orange Julius |
| 6 | California Fish Grill | 33 | Original Tommy's |
| 7 | California Pizza Kitchen | 34 | Panda Express |
| 8 | Capriotti's Sandwich Shop | 35 | Panera Bread |
| 9 | Carl's Jr. | 36 | Papa John's |
| 10 | Chick-fil-A | 37 | Peet's Coffee and Tea |
| 11 | Chipotle Mexican Grill | 38 | Pizza Hut |
| 12 | Corner Bakery Cafe | 39 | Popeyes Louisiana Kitchen |
| 13 | Dairy Queen | 40 | Red Lobster |
| 14 | Del Taco | 41 | Red Robin Gourmet Burgers |
| 15 | Denny's | 42 | Sbarro |
| 16 | Domino's Pizza | 43 | Starbucks |
| 17 | Donatos Pizzeria | 44 | Stonefire Grill |
| 18 | Dunkin' Donuts | 45 | Subway |
| 19 | Firehouse Subs | 46 | Sushi Story |
| 20 | Five Guys | 47 | Taco Bell |
| 21 | Hot Dog on a Stick | 48 | Teriyaki Madness |
| 22 | IHOP | 49 | The Cheesecake Factory |
| 23 | In-N-Out Burger | 50 | The Coffee Bean & Tea Leaf |
| 24 | Jack in the Box | 51 | The Habit Burger Grill |
| 25 | Jersey Mike's | 52 | The Stand |
| 26 | Jimmy John's | 53 | Wendy's |
| 27 | Johnny Rockets | 54 | Wingstop |

LODGING

- Best Western
- Courtyard by Marriott
- Embassy Suites Hotels
- Hampton Inn
- Hilton Garden Inn
- Holiday Inn Express
- Homewood Suites by Hilton
- Hyatt Regency
- Residence Inn by Marriott
- SpringHill Suites by Marriott

FITNESS

- Anytime Fitness
- Club Pilates
- CrossFit
- Gold's Gym
- LA Fitness
- Orangetheory Fitness
- StretchLab
- YMCA

ENTERTAINMENT

- Fun Factory
- Six Flags

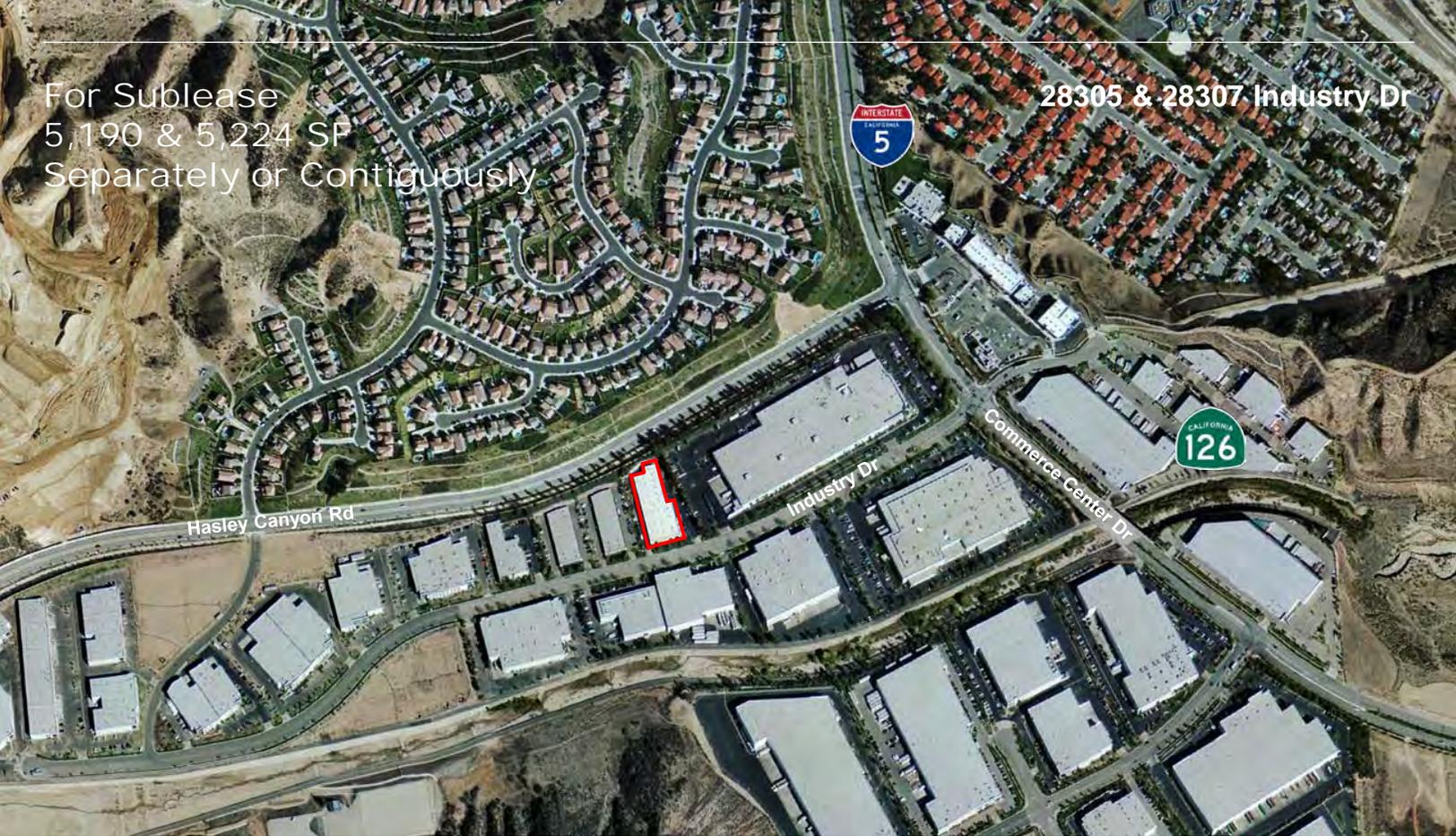
SHOPPING

- | | | | | | |
|----|---------------------------|----|------------------|----|--------------------------|
| 1 | American Eagle Outfitters | 17 | Home Depot | 33 | Sprouts Farmers Market |
| 2 | Anthropologie | 18 | HomeGoods | 34 | T.J. Maxx |
| 3 | Apple Retail Store | 19 | JCPenney | 35 | Target |
| 4 | BareMinerals | 20 | Kohl's | 36 | The Men's Wearhouse |
| 5 | Barnes and Noble | 21 | Lowe's | 37 | Tilly's |
| 6 | Bath & Body Works | 22 | Lululemon | 38 | Trader Joe's |
| 7 | Best Buy | 23 | Macy's | 39 | ULTA Beauty |
| 8 | Claire's | 24 | Macy's Backstage | 40 | Urban Outfitters |
| 9 | Cotton On | 25 | Nordstrom Rack | 41 | Vans |
| 10 | Dollar Tree | 26 | On Running | 42 | Victoria's Secret |
| 11 | Five Below | 27 | Pottery Barn | 43 | Vons |
| 12 | Foot Locker | 28 | Ralphs | 44 | Walmart USA |
| 13 | Forever 21 | 29 | Ross Stores | 45 | White House Black Market |
| 14 | Free People | 30 | Sephora | 46 | Whole Foods Market |
| 15 | H&M | 31 | SKECHERS | | |
| 16 | Hollister | 32 | Smart & Final | | |



For Sublease
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Separately or Contiguously

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