

# 28577

INDUSTRY DRIVE

VALENCIA, CA

44,844 SF STATE OF THE ART INDUSTRIAL BUILDING FOR LEASE

**CBRE**

# THE HIGHLIGHTS



**Freestanding Building**



**Brand New Air Conditioning Units**



**High Corporate Image**



**Immediate Access to Golden State I-5  
and 126 Freeways**



**Nicely Appointed Office Space**



# PROPERTY INFO

**ASKING RENT: \$1.23/SF/MONTH NNN**

**NNN CHARGES**

±\$0.37/SF/month

**AVAILABLE FOR OCCUPANCY**

Immediately

**AVAILABLE SF**

44,844 SF

**OFFICE SF**

5,452 SF

**PARKING SPACES**

90 spaces

**RESTROOMS**

7

**SPRINKLERED**

Yes

**CLEAR HEIGHT**

24' Minimum

**GRADE LEVEL DOORS**

1

**DOCK HIGH DOORS**

3

**BUILDING POWER**

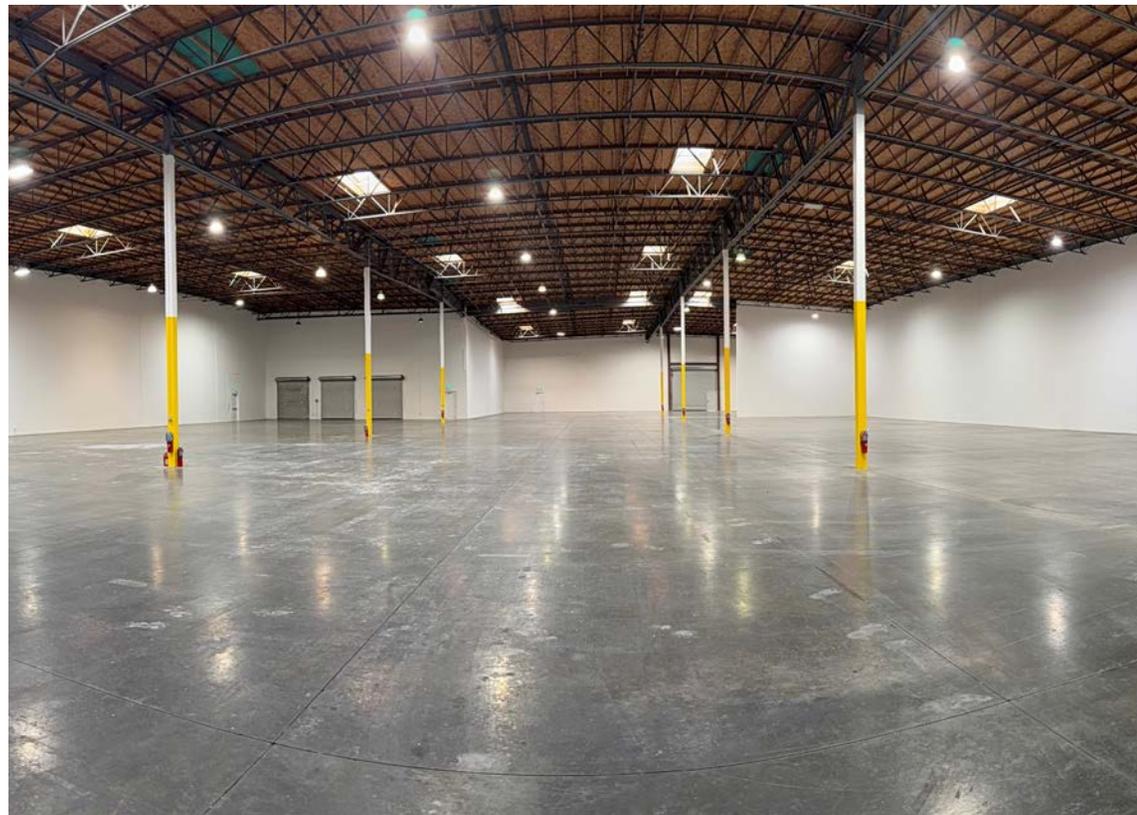
800 Amps; 277/480 V 3p 4w

**CONSTRUCTION TYPE**

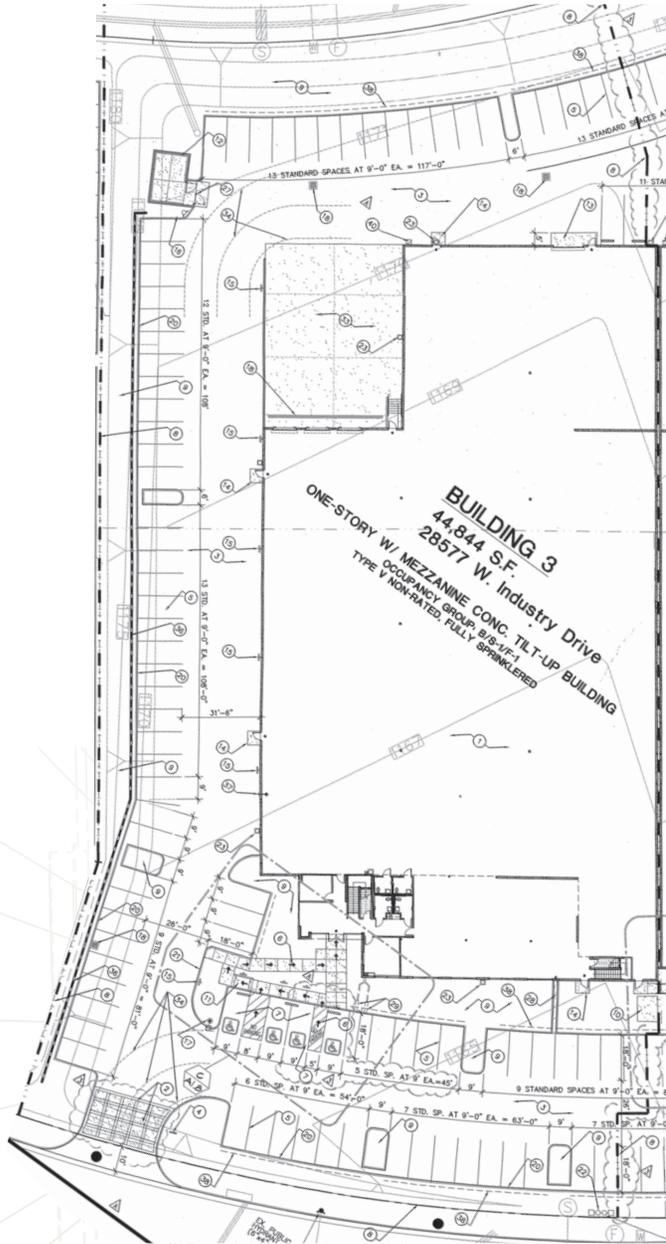
Concrete Tilt Up

**YEAR BUILT**

2006

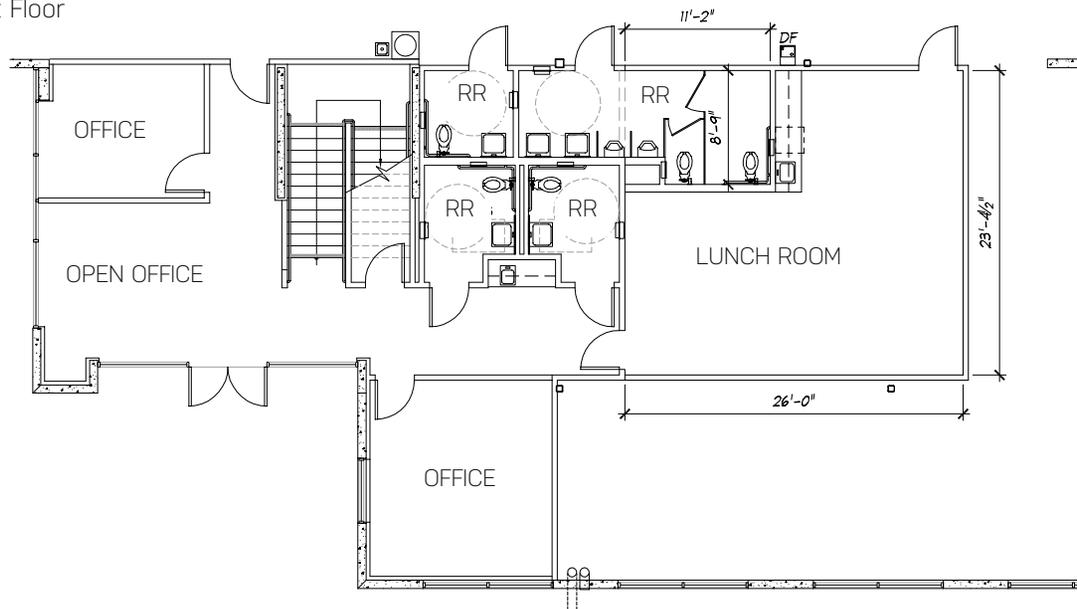


# BUILDING SITE PLAN

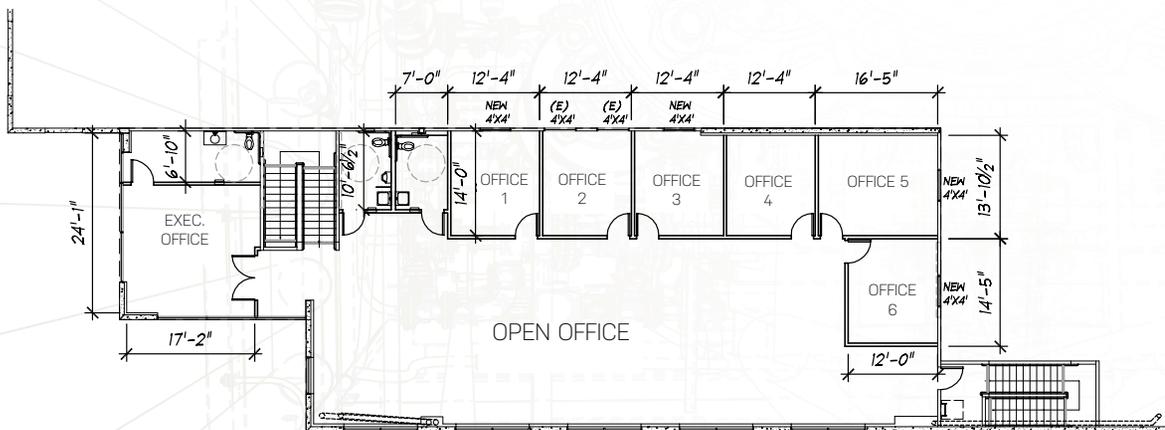


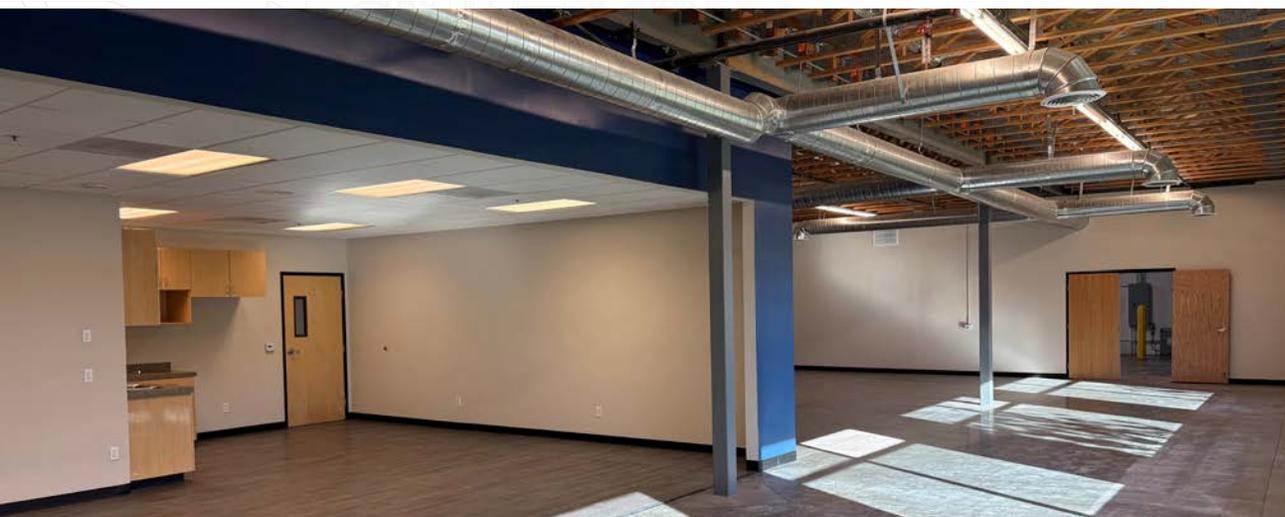
# OFFICE FLOOR PLANS

First Floor

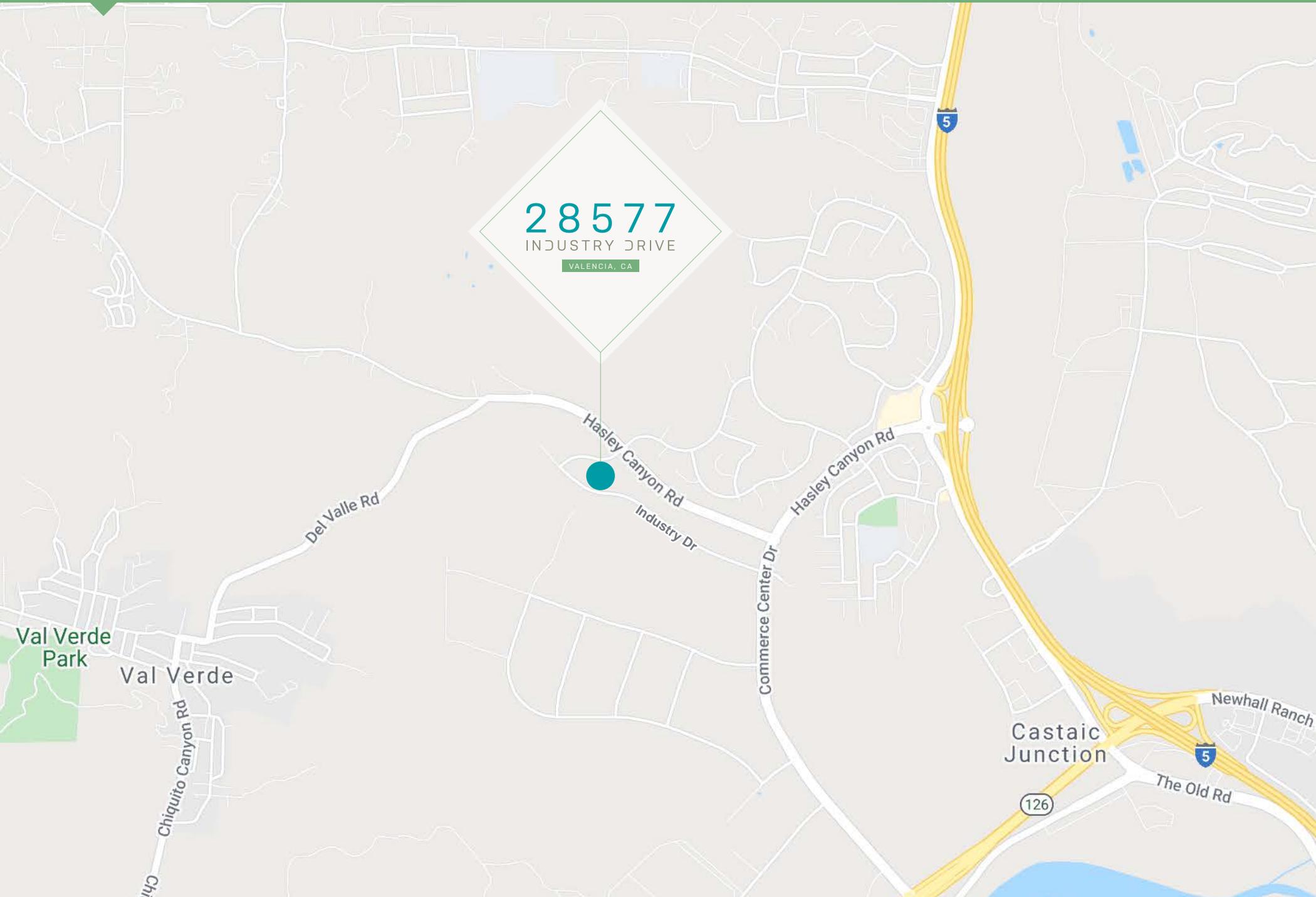


Second Floor





# AREA MAP



28577

INDUSTRY DRIVE

VALENCIA, CA

Hasley Canyon Rd

Industry Dr

Del Valle Rd

Commerce Center Dr

Hasley Canyon Rd

Val Verde Park

Val Verde

Chiquito Canyon Rd

Castaic Junction

Newhall Ranch

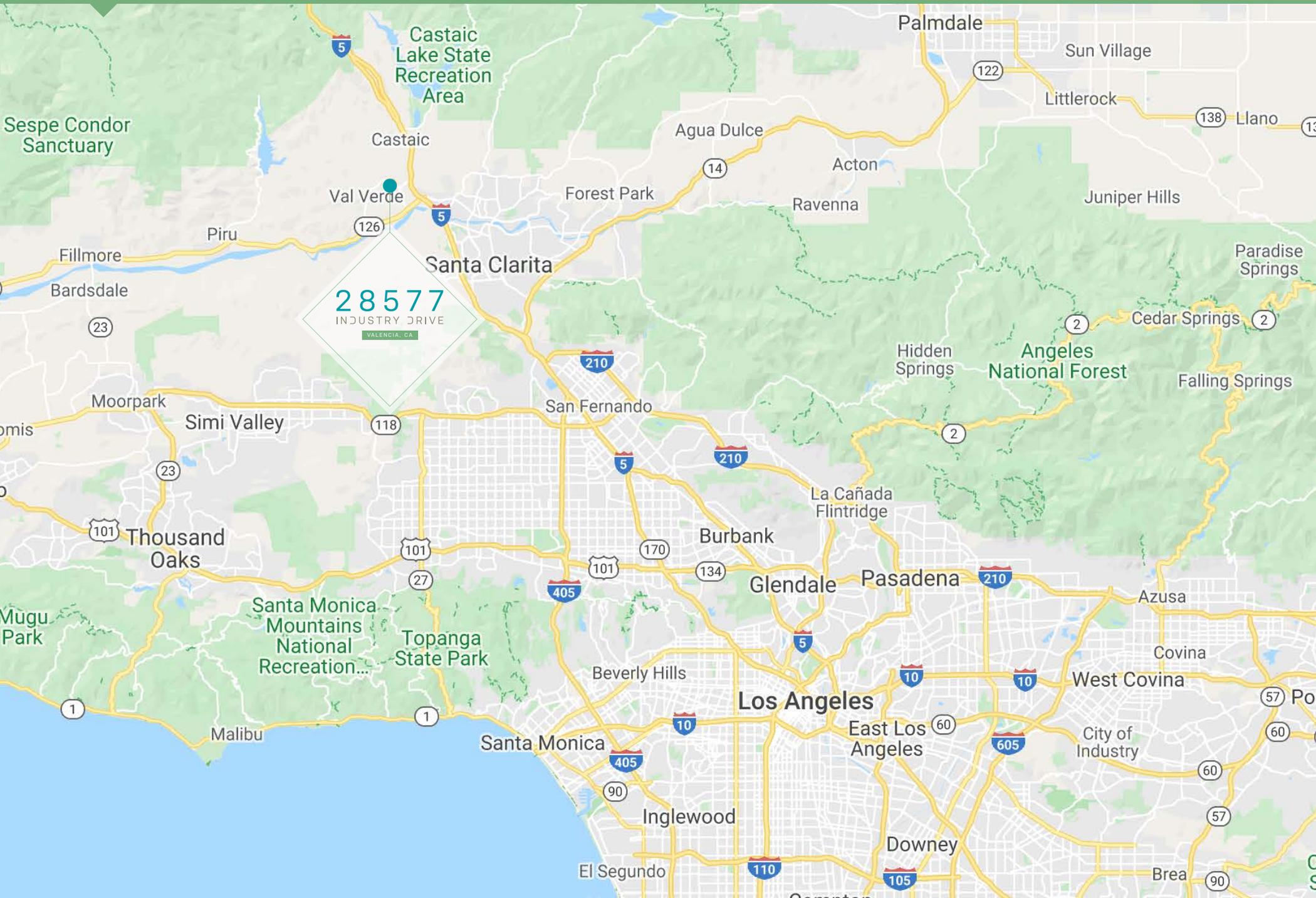
The Old Rd

126

5

5

# REGIONAL MAP





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INDUSTRY DRIVE

VALENCIA, CA

## CONTACT

For more information,  
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