



## For Sublease

125,020 SF High Image Industrial Facility

28145 Harrison Pkwy  
Valencia, CA 91355



Accelerating success.

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# Building Highlights



Valencia Commerce Center



17 Dock High Doors



±28' Clearance



High Image Corporate Facility



Excellent Freeway Access

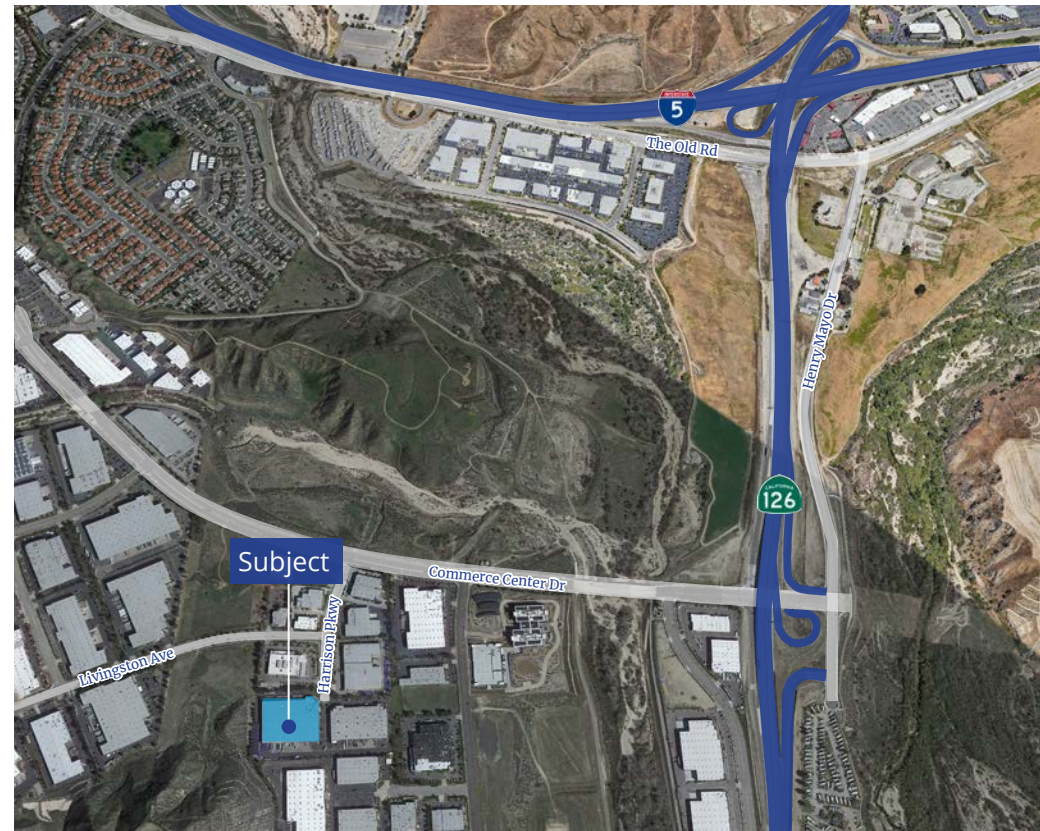
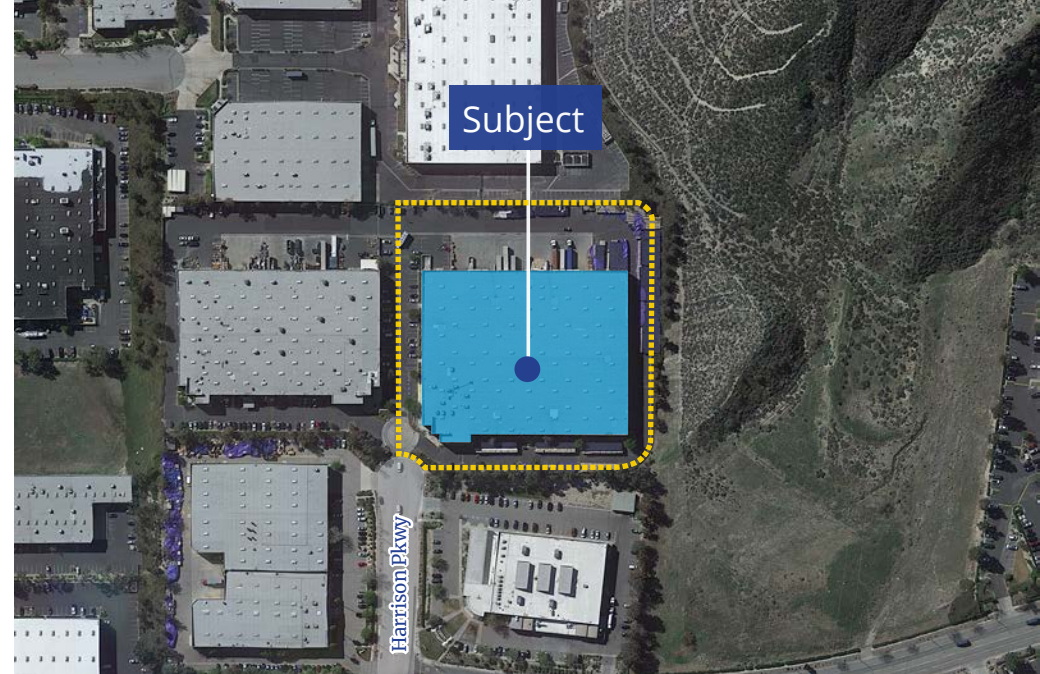


Flexible Sublease Terms

## Specifications

Term	Sublease Through 12/31/2027
Available SF	125,020
Monthly Rent	\$168,777
Lease Rate/SF	\$1.35 NNN
Operating Expenses/SF	\$0.24
Clear Height	28'
DH Doors / Dim	17 / 9' x 10'
GL Doors / Dim	2 / 12' x 14'
Power	A:1200, V:277/480, Ph:3, W:4
Parking Spaces / Ratio	239 / 1.9:1
Sprinklered	Yes
Office SF / #	24,215 / 35
Finished Office Mezz. SF	11,691
Restrooms	6
Zoning	M1.5
Possession	30 Days
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

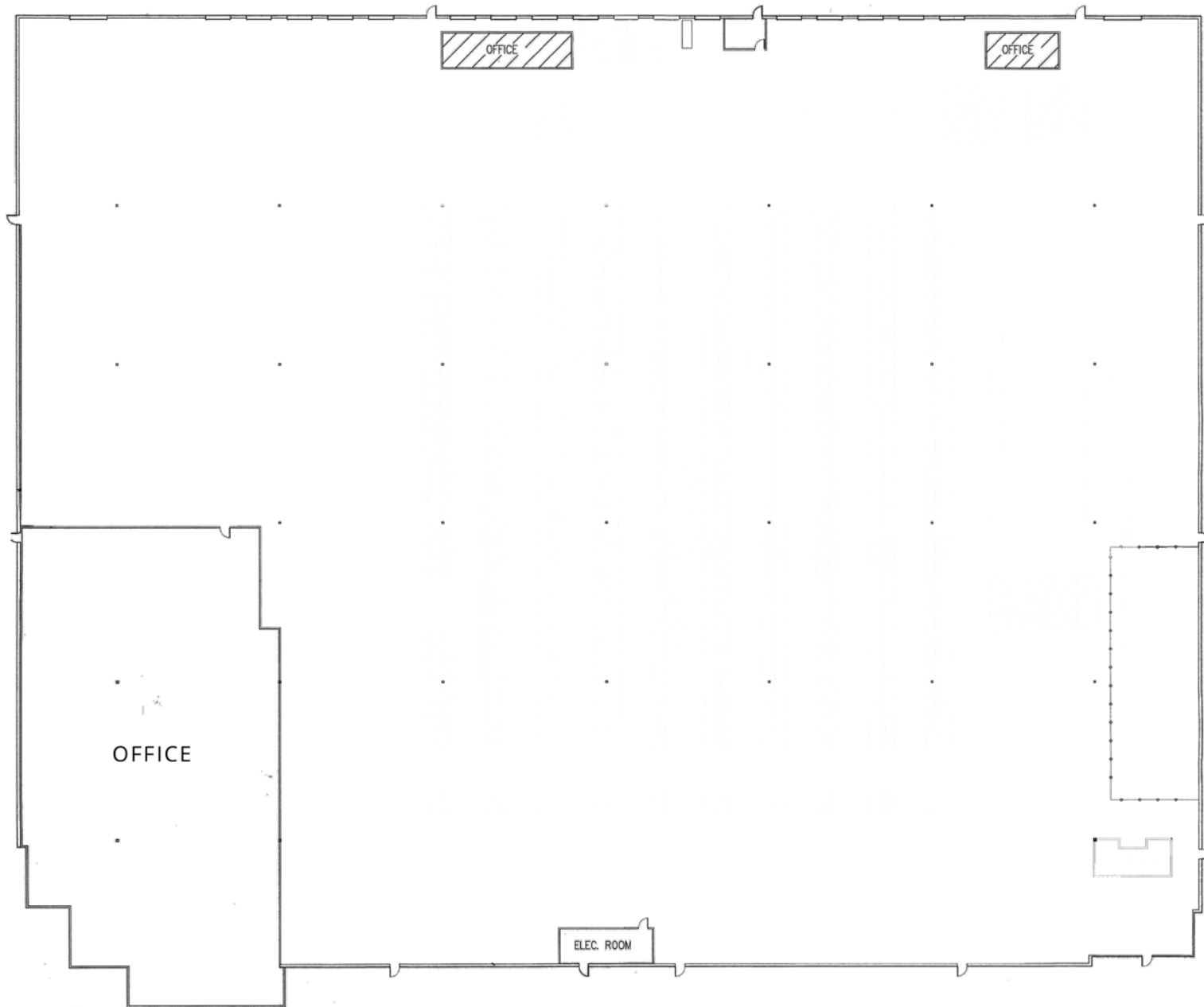




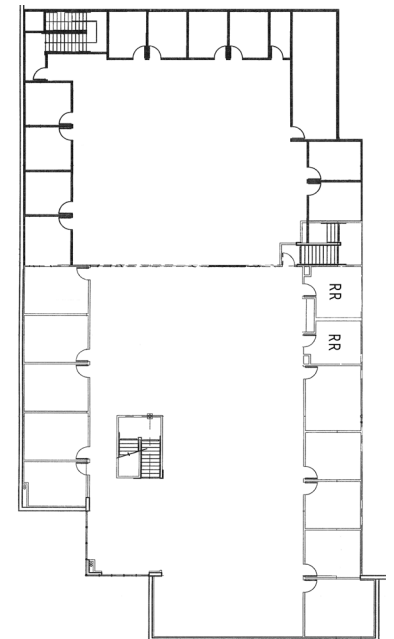
# Photos



# Layouts

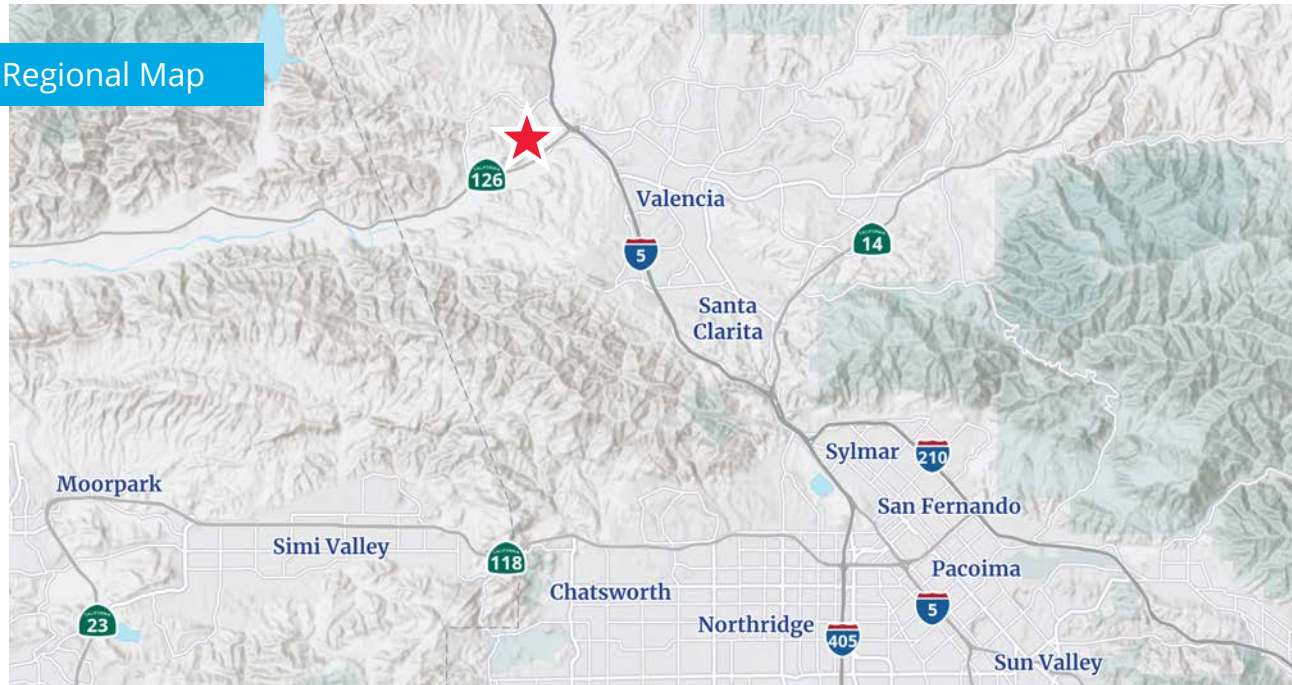


Second Floor

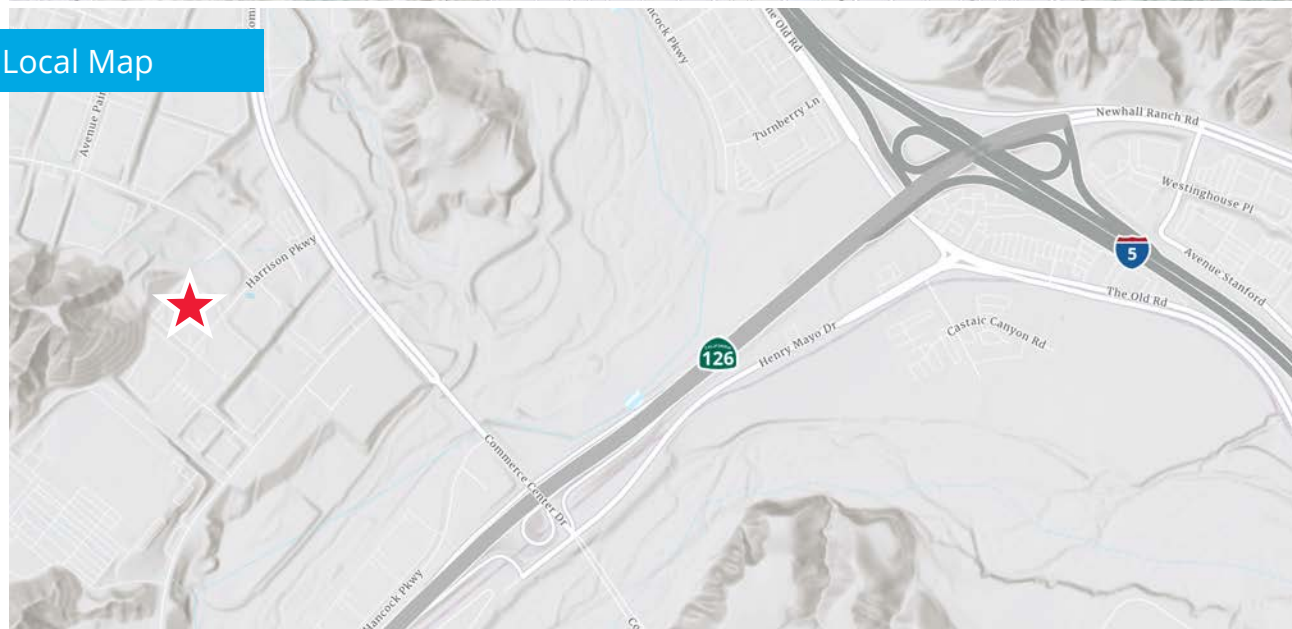


# Location Maps

Regional Map



Local Map







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#### Contact Info

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