



For Lease

28231 Avenue Crocker, Suite 70 Valencia, CA 91355

3,019 SF High Image Industrial Unit

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

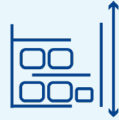
Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



High Image
Business Park



22'
Clearance

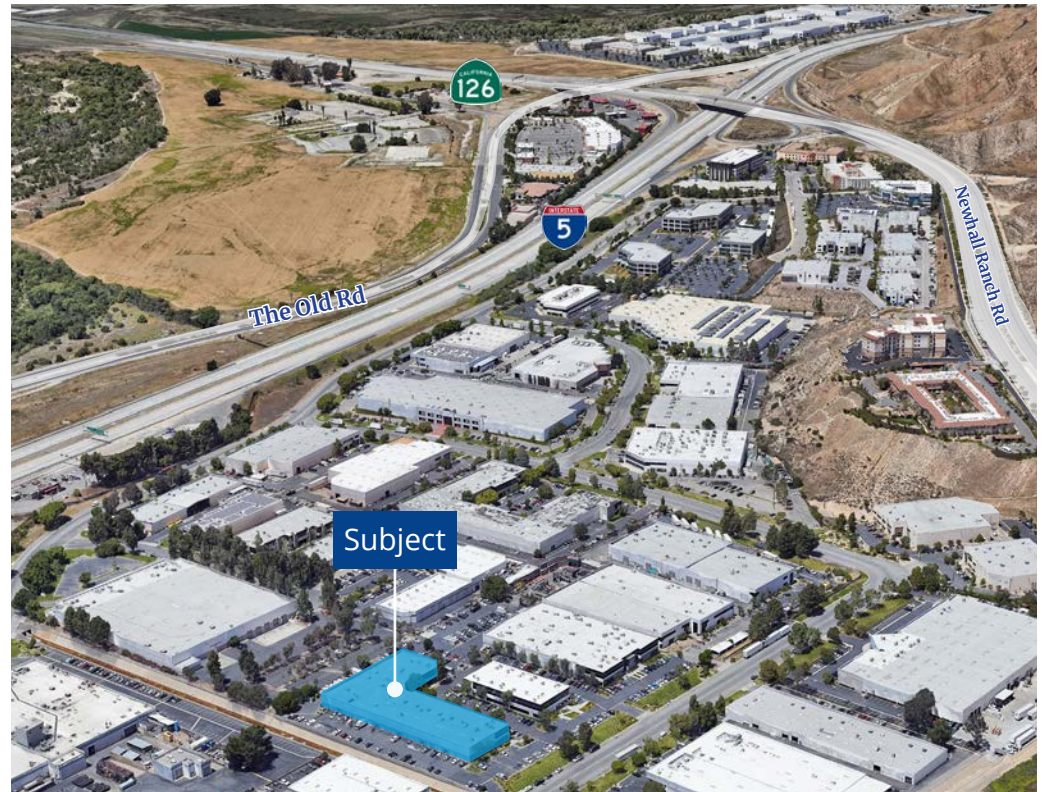


Excellent Valencia
Location / Amenities



Undergoing Full
Renovation

Available SF	3,019
Monthly Rent	\$5,102
Lease Rate PSF	\$1.69 MG / \$0.09 CAM
Clear Height	22'
GL Doors	1
Power	325A, 208/480V, 3Ph, 4W
Parking Spaces / Ratio	6 / 2.0:1
Office SF	1,700
Restrooms	2
Sprinklered	Yes
Zoning	SCBP
To Show	Call Agent



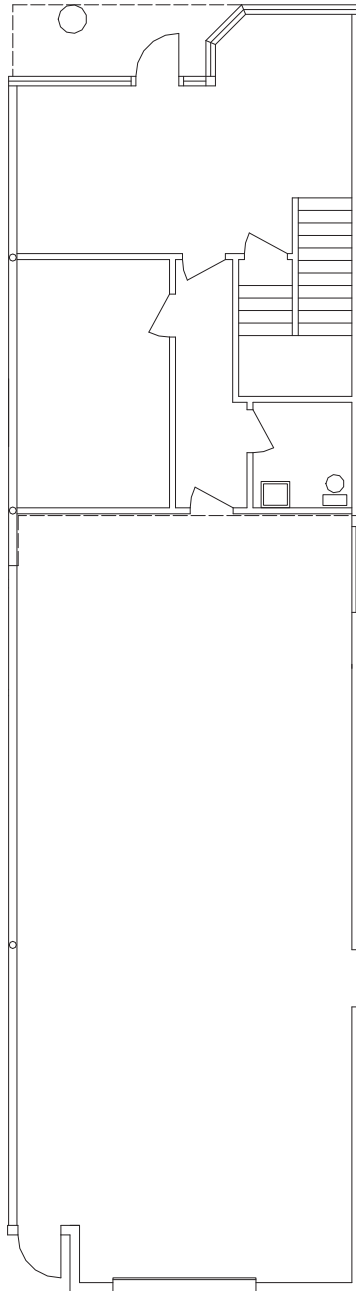
Notes: 2 power panels: 1) 100A, 208-120V, 3Ph, 4W; 2) 225A, 480/277V, 3Ph, 4W. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos

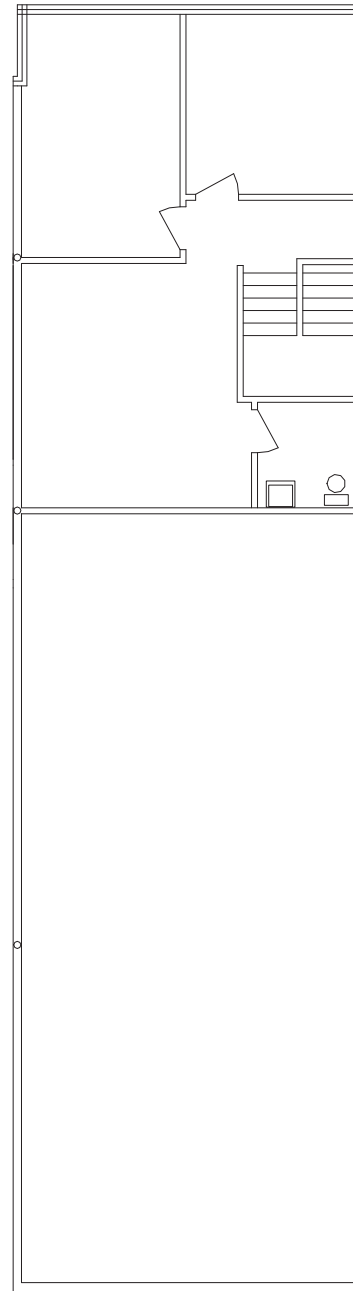


Layout

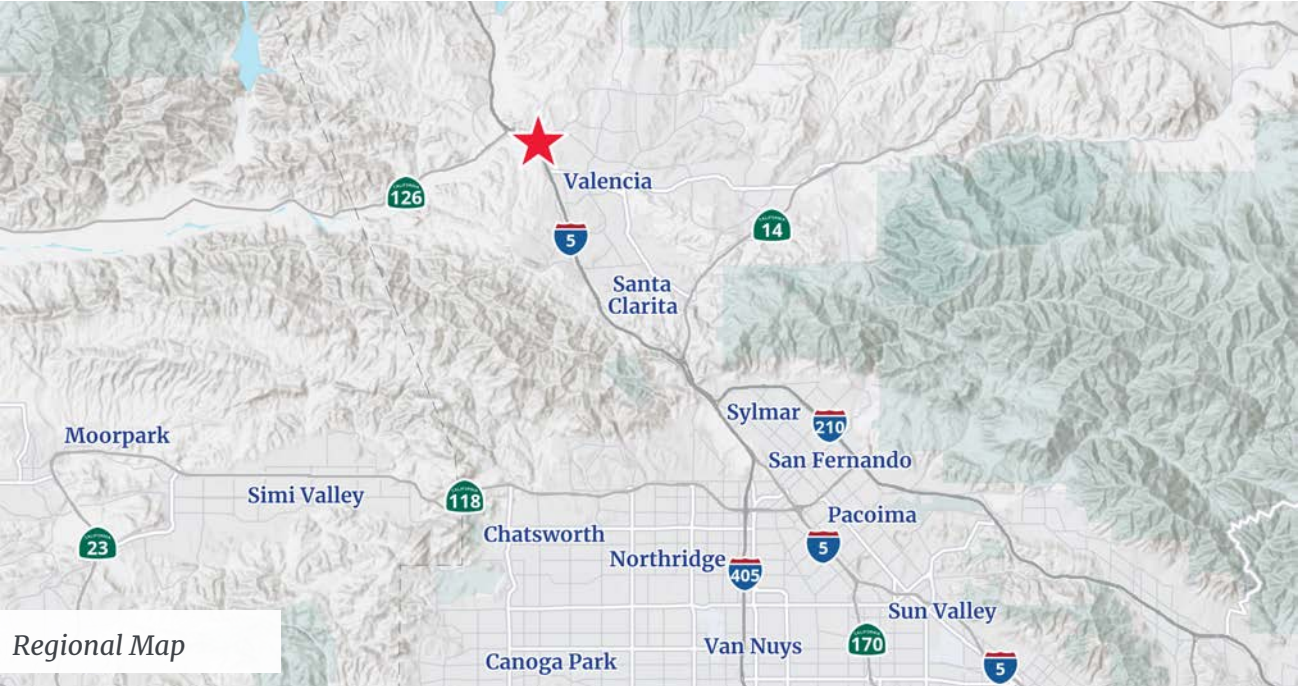
1st Floor



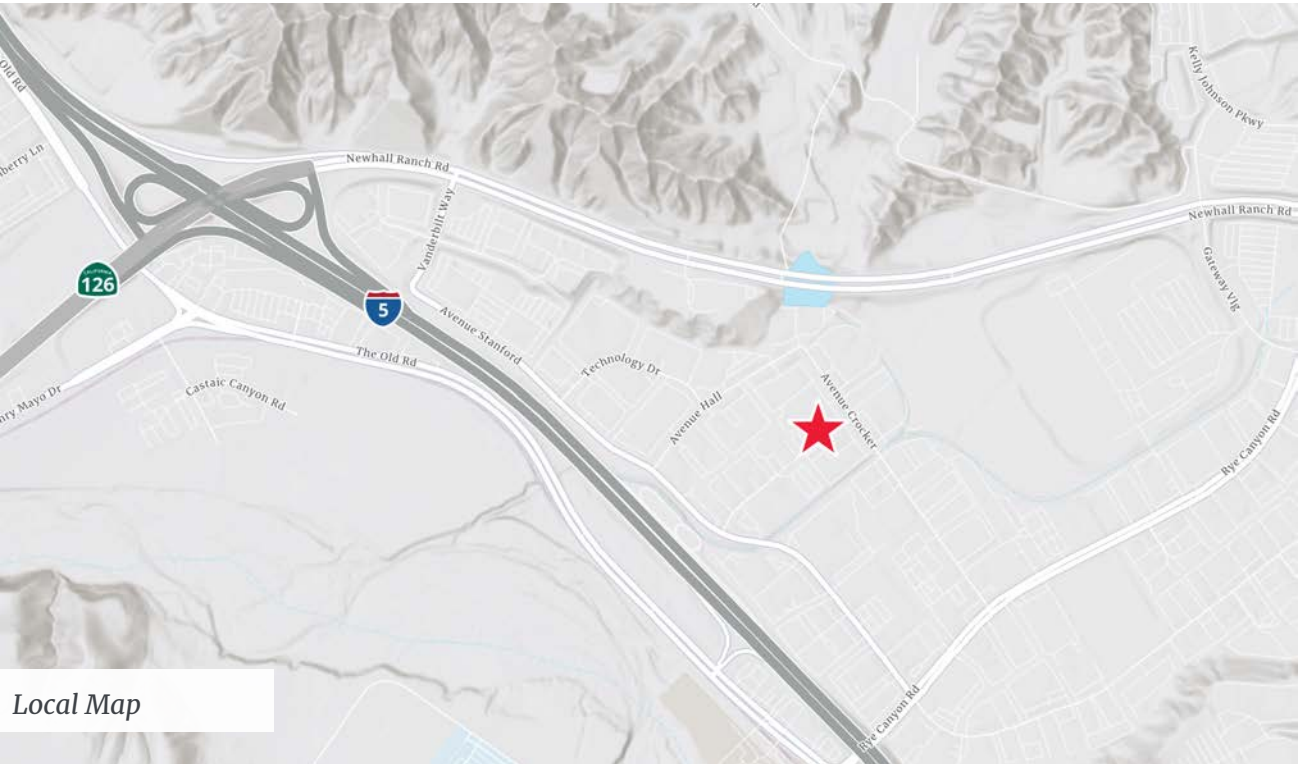
2nd Floor



Location Maps



Regional Map



Local Map

Amenity Map





Accelerating success.

Contact Info

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203
www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers