

EVERITTGROUP

BUSINESS CENTER

WAREHOUSE 1

WAREHOUSE 1
ON GRADE 14' DRIVE IN

DRIVE IN

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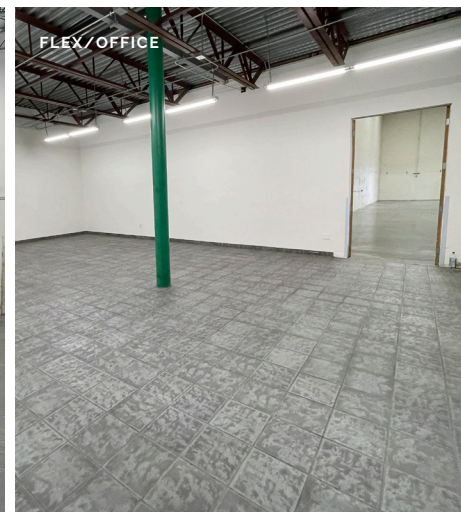
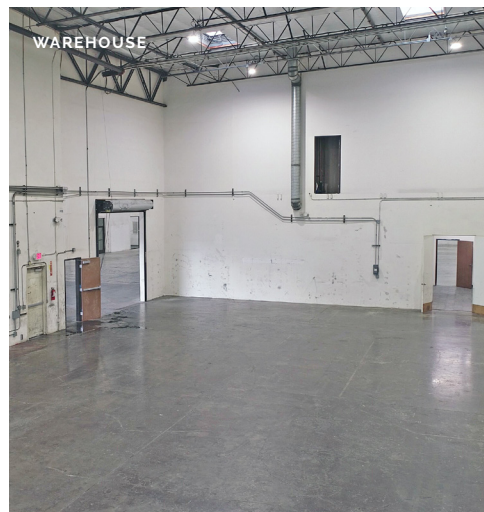
OFFICE/FLEX
Approximately 1,070± SF



AVAILABLE POWER
2,000z/480v 3pHeavy



LOADING/CLEARANCE
1 On-Grade Drive In
14' Clearance



WAREHOUSE 1

Address	25000 Avenue Stanford Valencia, CA 91355
Lot Size	137,815 SF (3.16 AC)
Building Size*	83,707 SF
Year Built	1999
Zoning	SCBP-Industrial Light Manufacturing
Total Space Available	5,434 ± SF Total
<i>Flex/Office</i>	1,070 ± SF
Warehouse Clearance	27'
Loading	1 Drive In, 14' Clearance
Price Per SF	\$1.35 mo/\$16.20 yr
Type of Lease	Modified Gross
CAM	\$.30 mo



Everitt Group Business Center at 25000 Ave Stanford presents for lease 5,434± SF of warehouse space located in the highly desirable Valencia industrial center with immediate access to Interstate 5 Freeway and SR 126.

Only 10 minutes from the San Fernando Valley, within 35 minutes of Downtown Los Angeles, Glendale & Pasadena. Easy access to Burbank Airport (20 minutes) and LAX (40 minutes).

The building is comprised of approximately 83,707 SF, built in 1999. It is zoned SCBP Industrial. The land use is industrial Manufacturing (light).

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