

EVERITT GROUP

BUSINESS CENTER

WAREHOUSE 3

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OFFICE/FLEX

Approximately 1,800± SF
3 Offices



AVAILABLE POWER

2,000z/480v 3pHeavy



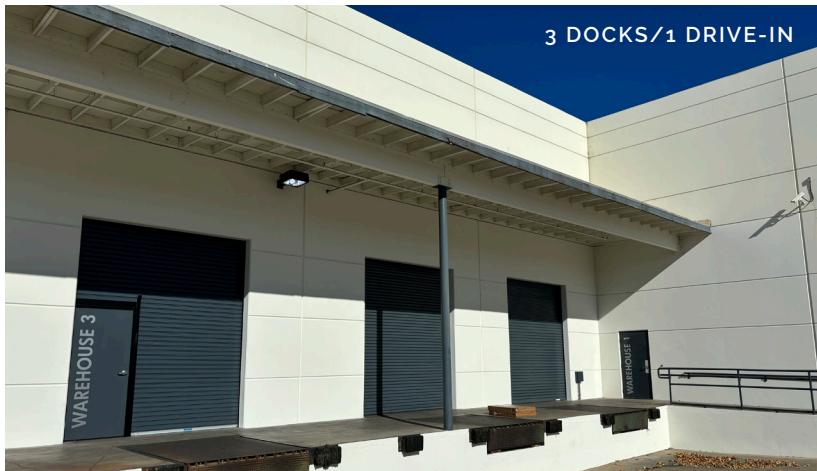
LOADING/CLEARANCE

3 Docks with 1 Drive-In
24' Clearance



DRIVE-IN

Drive-In Ramp Can Be Installed
with New 5-Year Lease



3 DOCKS/1 DRIVE-IN

WAREHOUSE 3
3 DOCKS WITH 1 DRIVE-IN



WAREHOUSE 3

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	24,950 ± SF Total
Flex/Office	1,800 ± SF
Warehouse Clearance	24'
Loading	3 Docks, 1 Drive-In
Price Per SF	\$1.25 mo / \$15.00 yr
Type of Lease	Modified Gross
CAM	\$.30 mo



Everitt Group Business Center at 25000 Ave Stanford presents for lease 24,950± 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). The space available has a 27' clearance, 2,000 amps/480v 3p heavy power, with three docks and one drive-in with 24' clearance.

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