

For Lease Industrial

28079 Avenue Stanford
Valencia, CA



Accelerating success.



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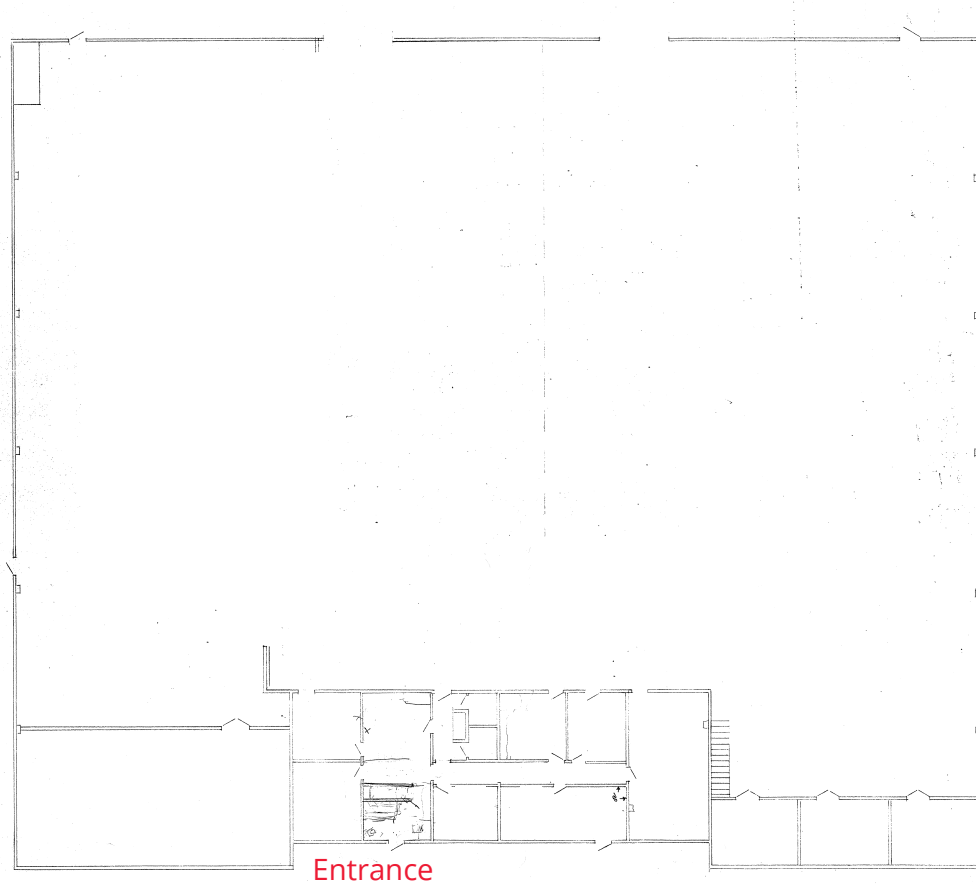
Building Highlights

- > **Square Footage:** ± 25,130 SF
- > **Lease Rate:** \$1.20 PSF, NNN
- > One (1) Ground Level Loading Door (12' x 14')
- > 18' Clear Height
- > ± 2,850 SF of Office
- > Partial HVAC in Warehouse
- > 2,000 Amp's, 120/208 Volts, 3P, 4W
- > Fenced Yard
- > Freeway (I-5) Frontage w/ Monument Sign

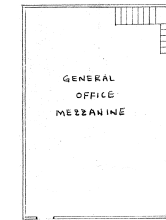


Floor Plan

First Floor



Mezzanine





1 MILE

COURTYARD
BY MARRIOTT
EMBASSY
SUITES
by Hilton

HOMewood
SUITES
Hilton

LA FITNESS
Smart & Final
extra
PATRÓN'S
Mexican Bar & Grill
menchie's
Habit
BURGER GRILL
Tesla Supercharger

Walmart

Copper Hill Dr

Office DEPOT
CHASE
Wendy's
Juice It Up
NUTRISHOP
Urbane Cafe

Valencia
High School

Ralphs
McDonald's
WOLF CREEK

Decoro Dr

The Paseo Club
Valencia
SUBWAY
Domino's
Carls Jr

Newhall Ranch Rd

afterburn
FITNESS

Avenue Scott

Avenue Stanford
Rye Canyon Rd

7-Eleven
Jack
In the box
Starbucks
DEL TACO

Jack
In the box

Avenue Tibbitts

Panera
BREAD

Valley Marketplace
Walgreens
MARKSTON'S
TESLA
Supercharger
MOOYAH
BURGERS • FRIES • SHAKES

TRADER JOE'S
SEAFOOD CITY
petco
HOBBY LOBBY
DQ
Jack
In the box

5

Holiday Inn Express
Denny's
SPRINGHILL SUITES
BY MARRIOTT
Residence INN
BY MARRIOTT
YOGI GRILL
Starbucks

NORDSTROM
rack
HomeGoods
TILLY'S
TJ-maxx
RED ROBIN
Jamba Juice
Olive Garden
Peet's Coffee & Tea
crumbl
MADRE!
McDonald's

McBean Pkwy

SPROUTS
FARMERS MARKET
five BELOW
Total Wine
& MORE
ULTA
85°C Bakery Cafe
BIG 5
UNITED STATES
POSTAL SERVICE
Target
Japen Mikes
85°C
WELLS FARGO

LOWE'S
IN-N-OUT
BURGERS
DUNKIN'
DONUTS

Bouquet Canyon Rd

Six Flags
MAGIC MOUNTAIN

Hilton
Garden Inn
McDonald's
Starbucks

Wendy's
IN-N-OUT
BURGERS
Red Lobster

Valencia
Country Club

Magic Mountain Pkwy

FATBURGER
BevMo!
SUBWAY
LOCAL
pub & grill
ROBEKS
Panda Express
Starbucks

The Oaks Club
at Valencia

Valencia Blvd

COLLEGE OF THE CANYONS

Starbucks

HARBOR FREIGHT TOOLS
DOLLAR TREE
SUBWAY
McDonald's
TACO BELL

BARNES & NOBLE
Black Bear Diner
FIREHOUSE
SUBS

Valencia Town Center
macy's
JCPenney
REGAL
FOREVER 21
FISH GRILL
POTTERY BARN
Chick-fil-A
Lucille's
BAR-B-QUE
Buck
Cheesecake Factory
LAZY D OG

ISLANDS
Cafe Rio
MEXICAN GRILL
KOHLS
WHOLE FOODS
Mendocino Farms
Philz Coffee

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Available SF 25,130 SF

Industrial For Lease - Hold

Building Size 25,130 SF

6324 Canoga Avenue, Suite 100 Los Angeles, CA 91367 | 818-905-5800



Property Name:

Valencia Industrial Center

Address:

28077-28079 Ave Stanford, Santa Clarita, CA 91355

Cross Streets:

Ave Stanford/Rye Canyon Rd

Fenced Yard

2,000 Amps, 120/208 Volts, 3P, 4W
Freeway (5) Frontage with Monument Sign

Lease Rate/Mo:	\$30,156	Sprinklered:	Yes	Office SF / #:	2,850 SF / 10
Lease Rate/SF:	\$1.20	Clear Height:	18'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	Heat & AC
Available SF:	25,130 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	950 SF
Minimum SF:	25,130 SF	A- 2000 V: 120/208 0- 3 W- 4		Include In Available:	Yes
Prop Lot Size:	1.75 Ac / 76,235 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	72 / Ratio: 2.9:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Santa Clarita
Zoning:	BP			APN#:	2866-009-011

Listing Company:

Colliers

Agents:

[John Erickson 661-253-5202](#), [Christopher Erickson 661-253-5207](#), [Cole Taylor 661-253-5271](#)

Listing #:

43140151

Notes:

Lessee to verify all information including electrical service and warehouse HVAC.

FTCF: CB250N000S000



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