

For Lease

35,310 SF Industrial Building

28334 Industry Dr
Valencia, CA 91355



Matt Dierckman

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Kevin Carroll

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Colliers

Building Highlights



Excellent Corporate
Image Facility



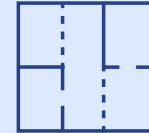
2.5:1 Parking / Great Truck
Access & Loading



Ideal for Distribution / Flex /
R&D / Manufacturing Uses

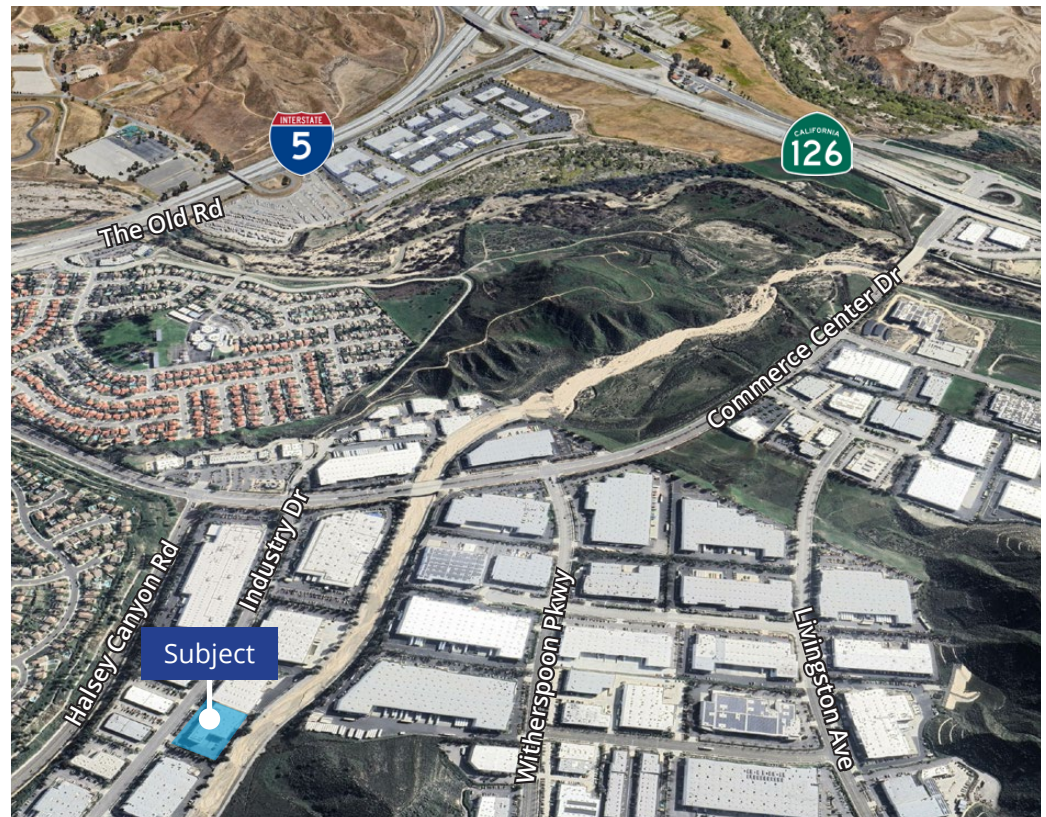


Easy Access to the
5 & 126 Freeways



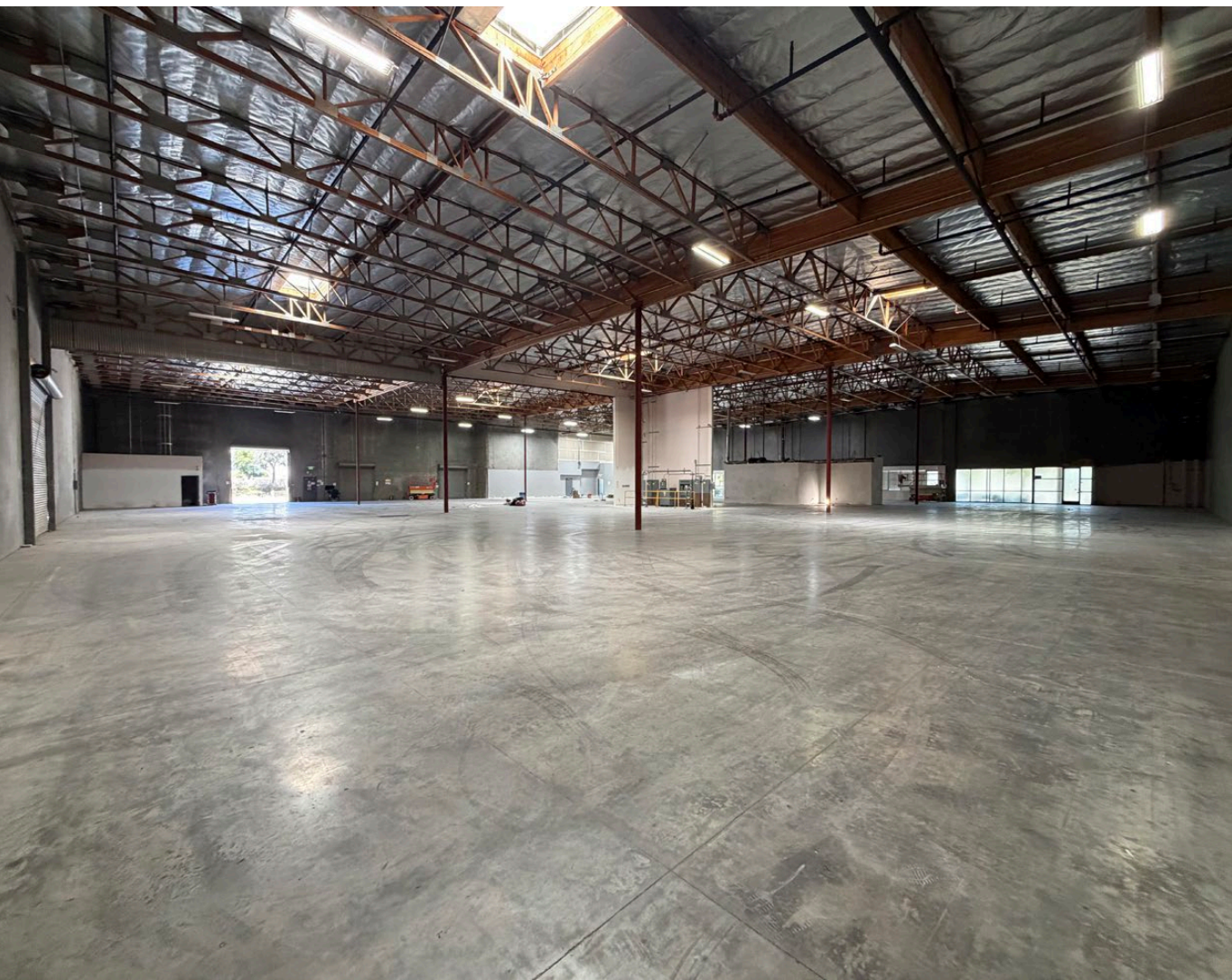
Office Renovated
to Suit

Available SF	35,310
Monthly Rent	\$45,903
Lease Rate/SF	\$1.30 NNN / OpEx. \$0.24
Truck High Doors	2 (3 Potential)
Ground Level Doors	2 / 12'x14'
Clear Height	24'
Power	800A, 480V, 3Ph, 4W
Parking Spaces / Ratio	89 / 2.52:1
Sprinklered	Yes
Office SF	6,307
Zoning	M1.5
Possession	Now
To Show	Call Agent

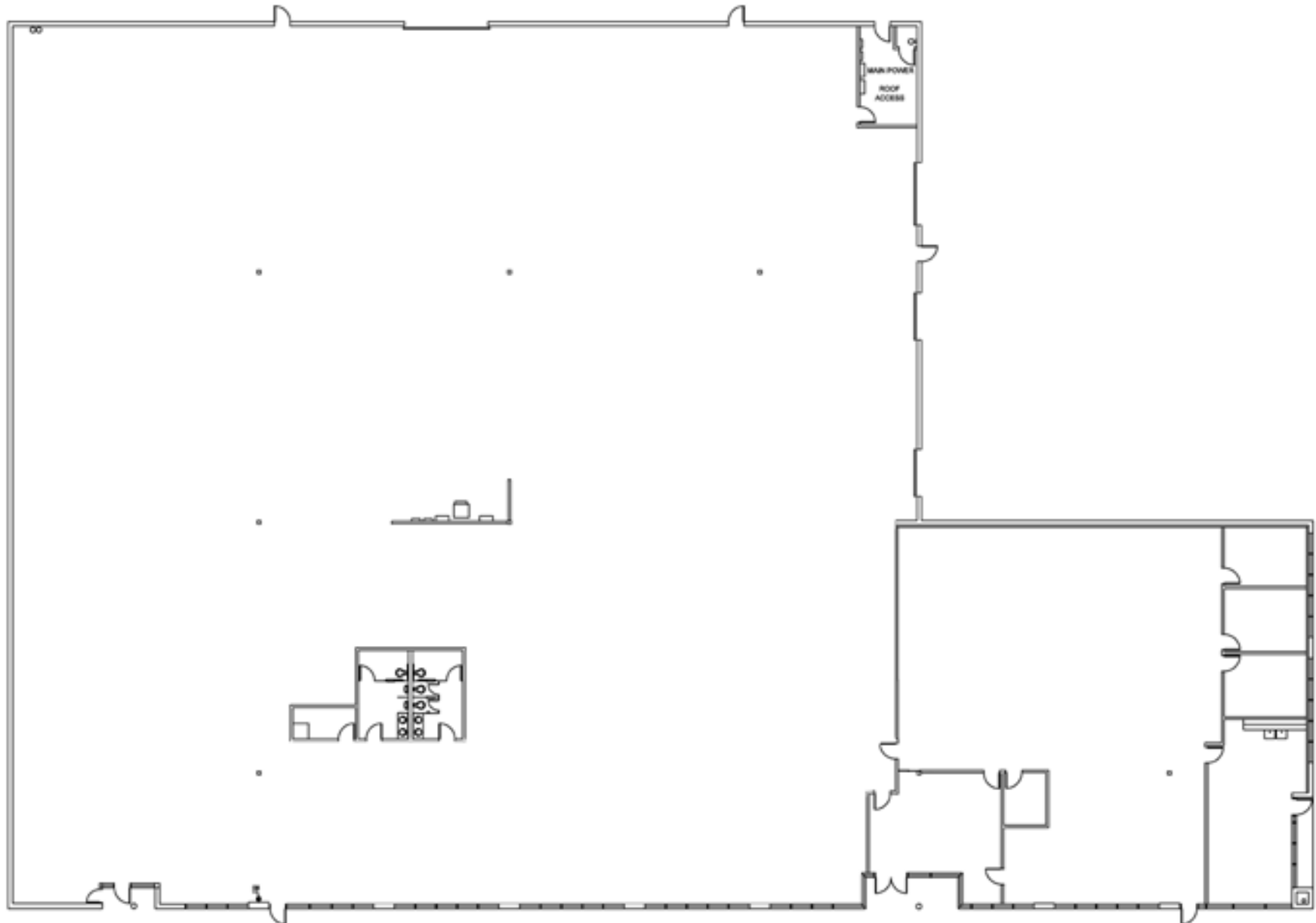


Notes: Two dock high existing, three possible. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos



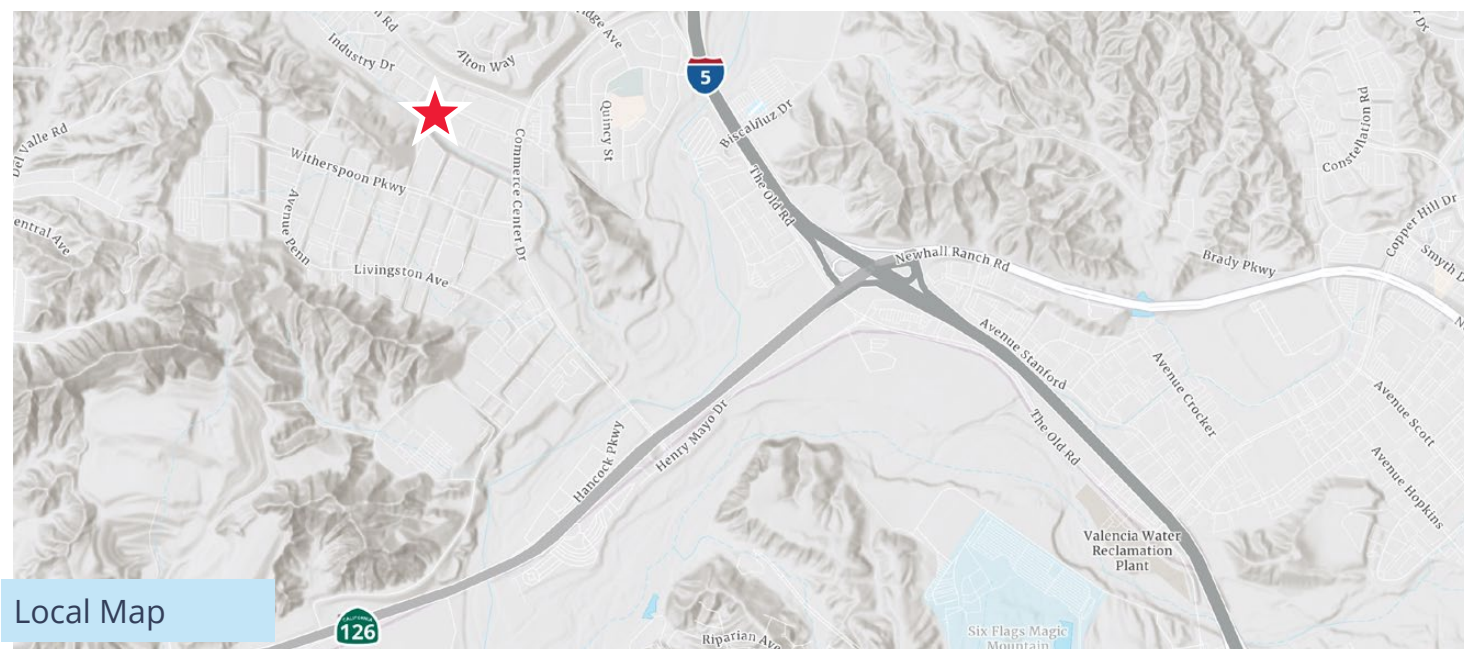
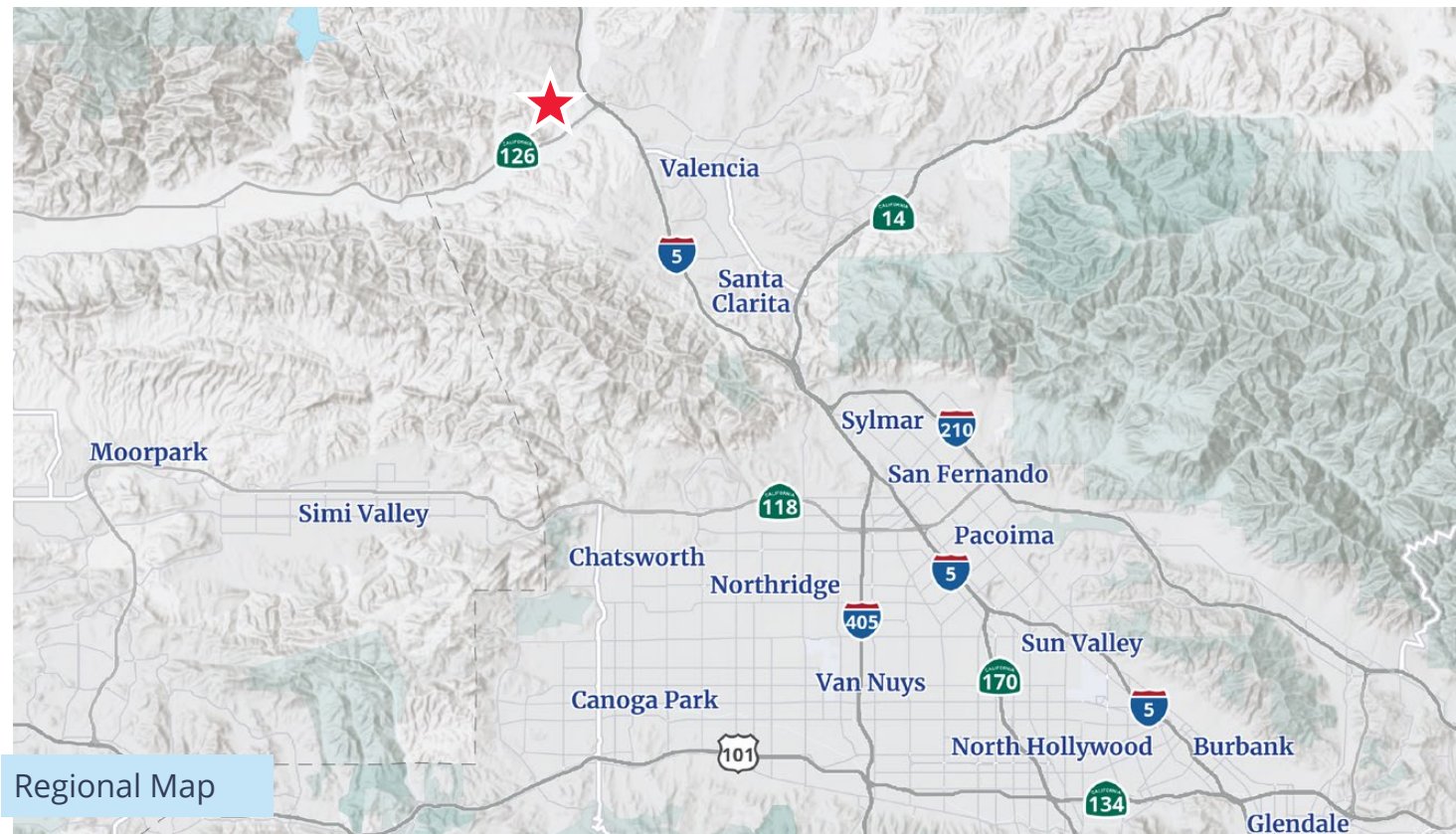
Layout



Amenity Map



Location Maps





Contact Info

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