

FOR SALE

28217 Avenue Crocker
Valencia, CA 91355

20,856 SF High-Image Industrial Building



Accelerating success.

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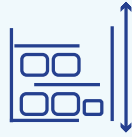
Building Highlights



Rare Valencia Purchase Opportunity



High-Image Building & Well-Maintained



24' Ceiling Clearance



800A, 480V Power



Great for R&D / Mfg / Warehouse Uses



Close to Valencia Amenities & 5 Freeway

Available SF	20,856
Sale Price	\$6,152,520
Sale Price PSF	\$295.00
Ground Level Doors	1 / 12'x10'
Clear Height	24' - 25'
Power	800A, 480V, 3Ph, 4W
Parking Spaces / Ratio	45 / 2.16:1
Sprinklered	Yes
Office SF	5,000
Unfinished Mezzanine SF	1,040 (Not Included in Available)
Restrooms	4
Zoning	SCBP
Possession	Close of Escrow
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

Amenity Map



Regional Map

Valencia

Santa Clarita

Sylmar

San Fernando

Pacoima

Sun Valley

Burbank

North Hollywood

Van Nuys

Northridge

Chatsworth

Canoga Park

Simi Valley

Moorpark

Highways: 5, 10, 210, 405, 170, 126, 14, 118, 23, 101

Local Map

The map displays the following roads and landmarks:

- Highways:** Highway 126 (green shield), Highway 5 (blue and red shield).
- Streets:** Newhall Ranch Rd, Brady Pkwy, Avenue Stanford, Avenue Crocker, Rye Canyon Rd, Avenue Scott, Avenue Hopkins, Avenue Tibbitts, Avenue Mentry, Avenue Rockefeller, Dickason Dr, Copper Hill Dr, Smyth Dr.
- Landmarks:** A red star marks the intersection of Avenue Stanford and Avenue Crocker. A blue area represents a body of water (likely a reservoir or lake). A brown area represents a park or undeveloped land.



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Contact Info

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