



**27963 FRANKLIN
PARKWAY**

VALENCIA, CA



Light Industrial Building for Lease
38,362 SF Available Immediately
Class 6 and Class 8 Cleanrooms

CBRE




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PARKWAY

FRANKLIN PKWY

This **exceptional** light industrial building in Valencia, CA presents a unique opportunity for light industrial and flex businesses, offering approximately **8,700 SF** of two story office space, 1,200 Amps of 277/480V 3 phase power, class 6 and class 8 clean rooms (which can be removed), 24' minimum ceilings along with dock high and grade level loading.



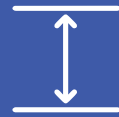
The Overview



±8,700 SF of
Two-Story Office Space



Dock High and
Ground Level Loading



24' Minimum
Clear Height



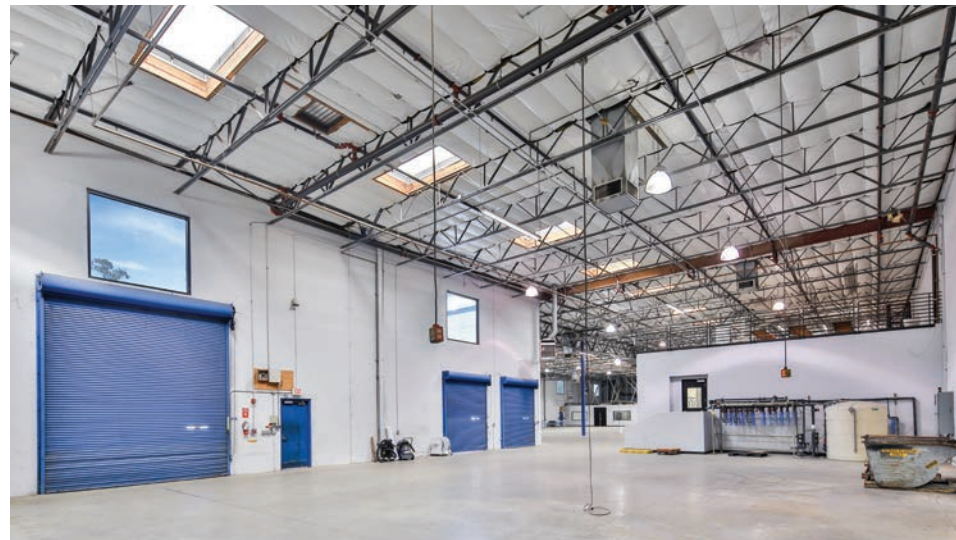
Large Class 6 and
Class 8 Cleanrooms



1,200 Amps,
277/480 Volt Power



Space Heaters and
Evaporative Cooling
in Warehouse



Property Description

Available SF:
±38,362 SF

Lot Size:
2.06 Acres

Asking Rent:
**\$1.45/SF/
month NNN**

Additional NNNs:
TBD/SF/month

Dock High Doors:
2

Grade Level Doors:
1

Sprinklered:
Yes

Parking:
87 Spaces

Clear Height:
24'

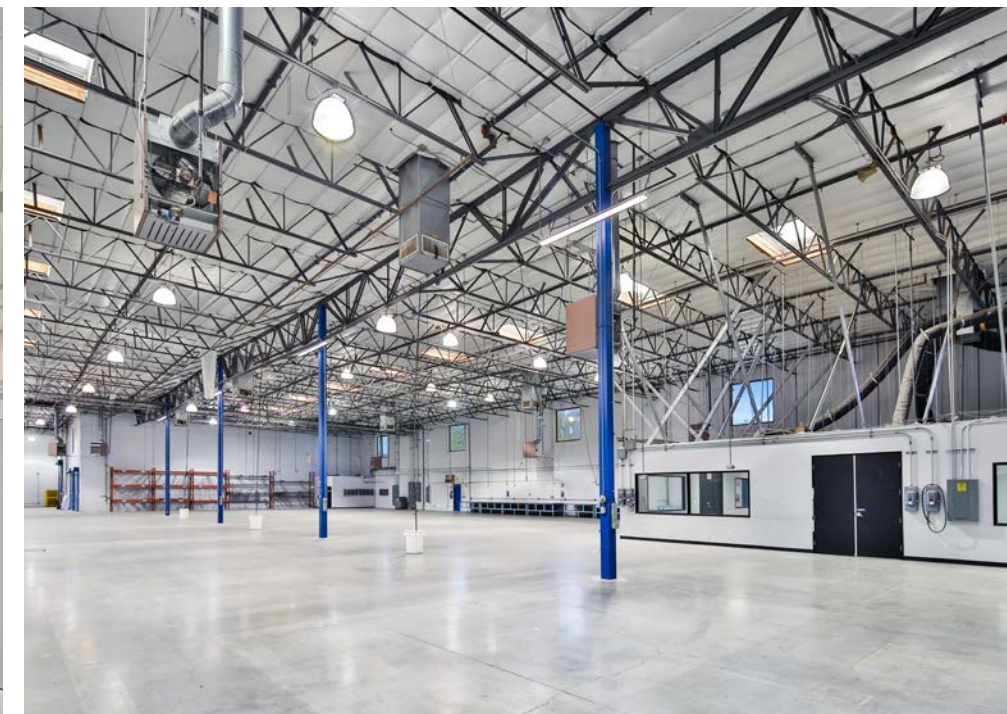
Office:
±8,700 SF

Power:
**1,200 Amps, 277/480 Volt,
3 Phase 4 Wire**

Zoning:
M1.5

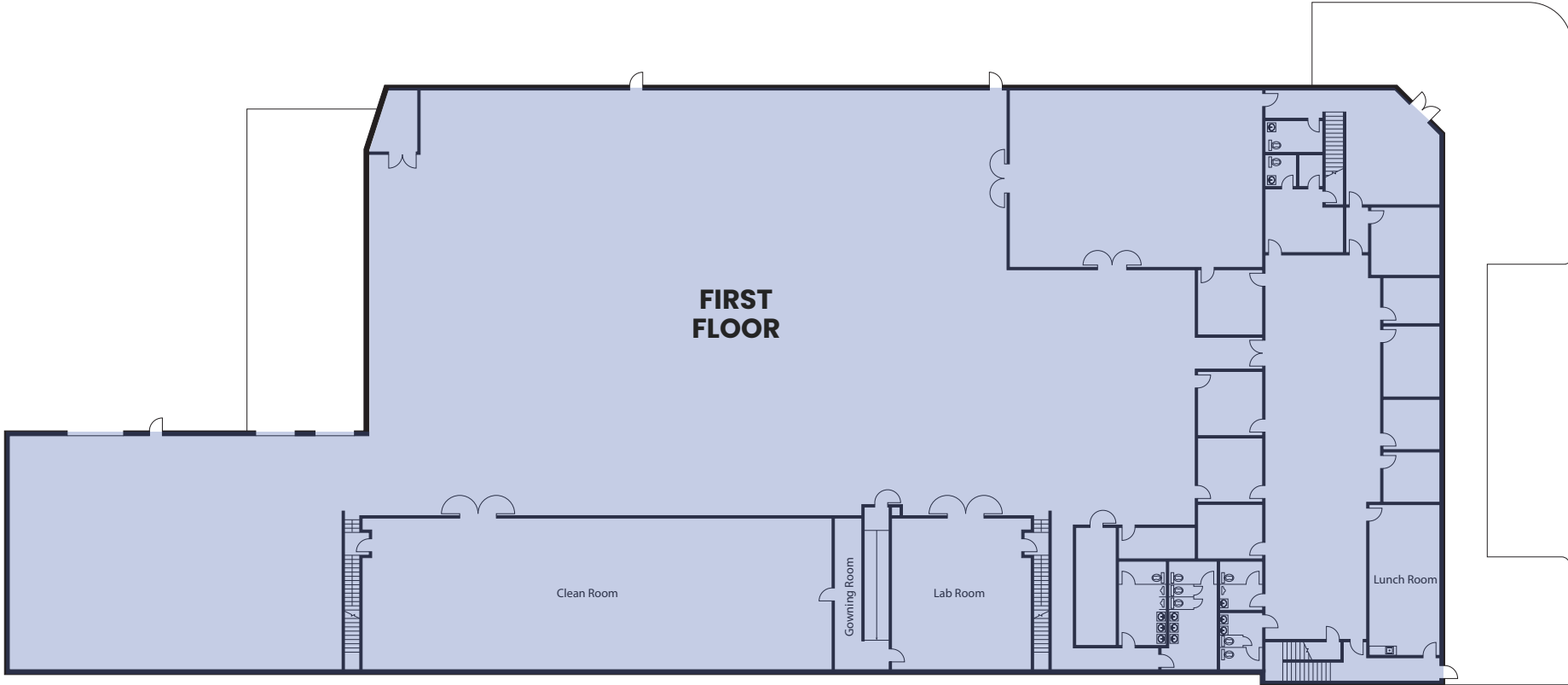
Restrooms:
8

The Gallery



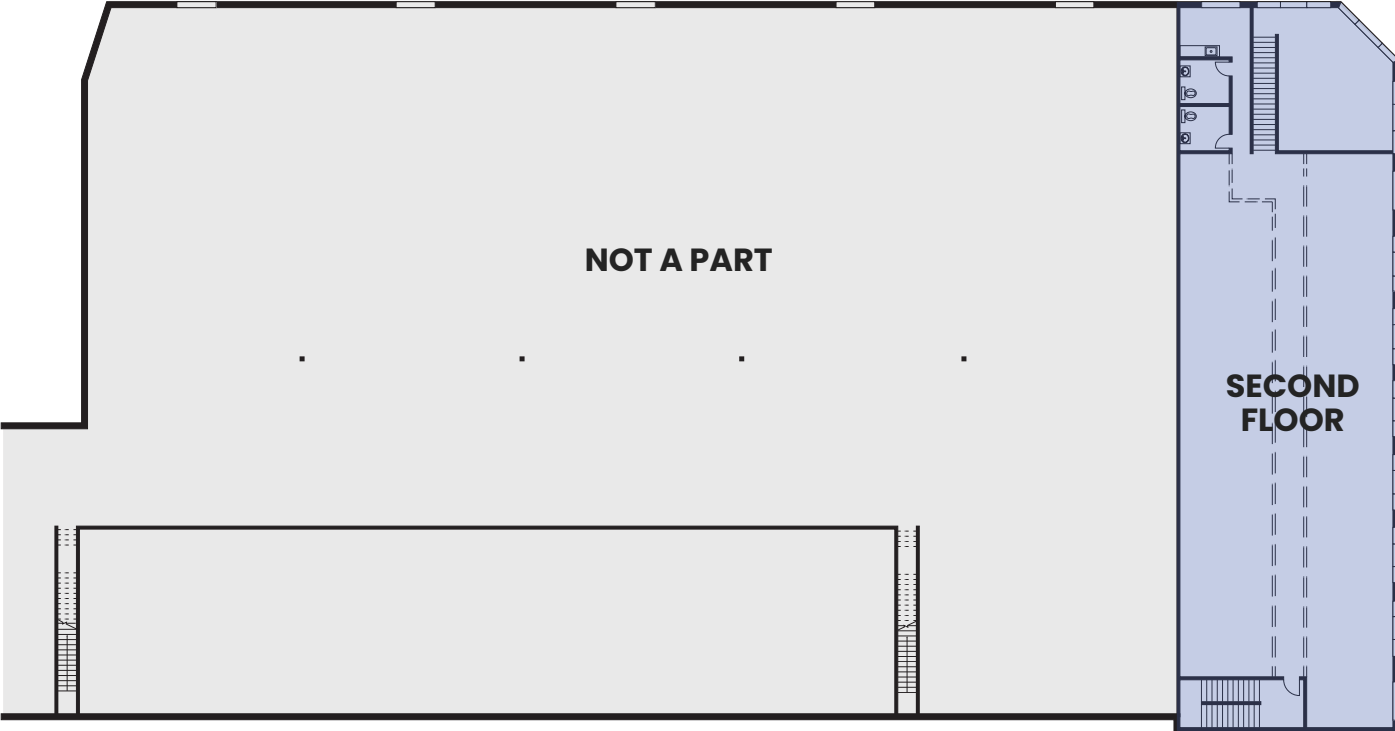
Floor Plan

First Floor



Floor Plan

Second Floor



Area Overview

Location Map

SCALE YOUR OPERATIONS. GROW IN VALENCIA.



Destinations Distance



Where opportunity meets vibrant living. Nestled in the heart of Santa Clarita Valley, Valencia offers the perfect blend of small-town charm and big-city potential. Enjoy a thriving business environment with a skilled workforce, access to major transportation hubs, and a business-friendly atmosphere designed for success.

Ready to expand? Valencia provides the ideal location for your business to flourish.

- ◇ Most Business Friendly City (LAEDC)
- ◇ One of the Safest Cities in US (National Council for Home Safety and Security)
- ◇ City of the Future (fDi Magazine)
- ◇ Best Cities to Live in the US (24/7 Wall Street)
- ◇ Significant Cost Savings Over Surrounding Cities

A Diverse Mix of Neighbors: Boston Scientific, Santa Clarita Studios, PCC Aerospace, Samsung, LA North Studios, Pharmavite, CBS Studios, Remo Percussion Logix Federal Credit Union, Advanced Bionics, Valencia Studios, NBCUniversal, ITT Aerospace, Lief Labs, Adept Fasteners, AMS Fulfillment





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Get in touch

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