

# For Lease

35,310 SF Industrial Building

28334 Industry Dr  
Valencia, CA 91355

28334

**Matt Dierckman**

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**Colliers**

# Building Highlights



Excellent Corporate Image Facility



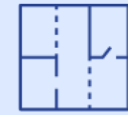
2.5/1000 Parking / Great Truck Access & Loading



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

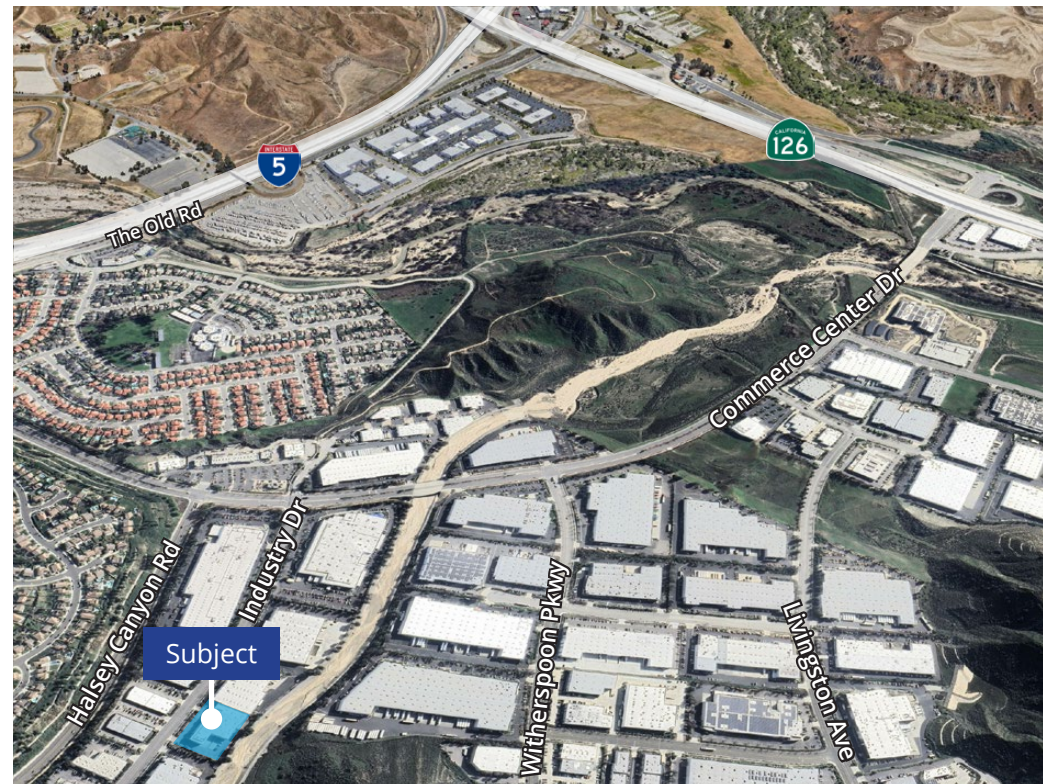


Easy Access to the 5 & 126 Freeways



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 / Dim	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
To Show	Call Agent

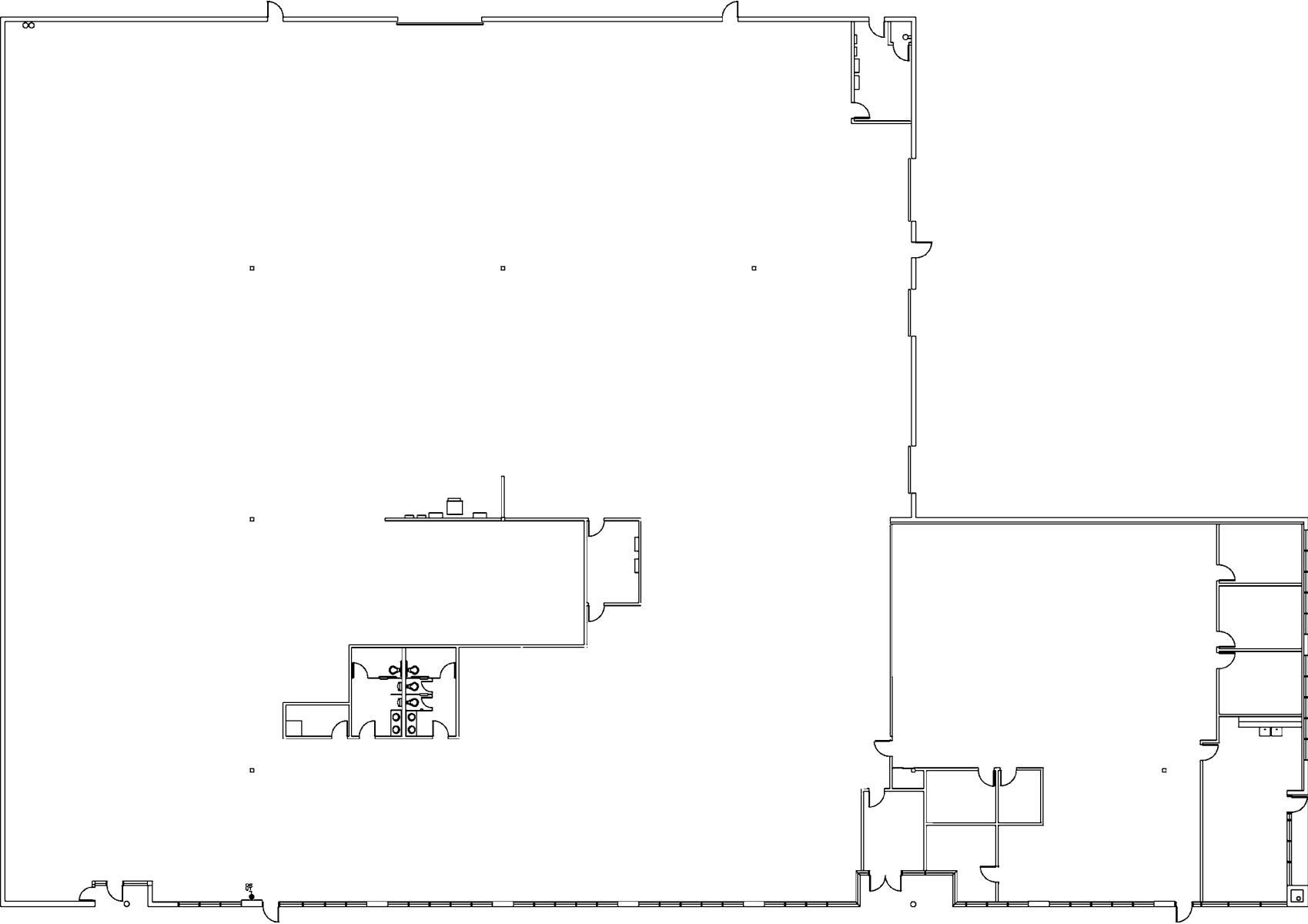


Notes: Two dock high existing, three possible. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Photos

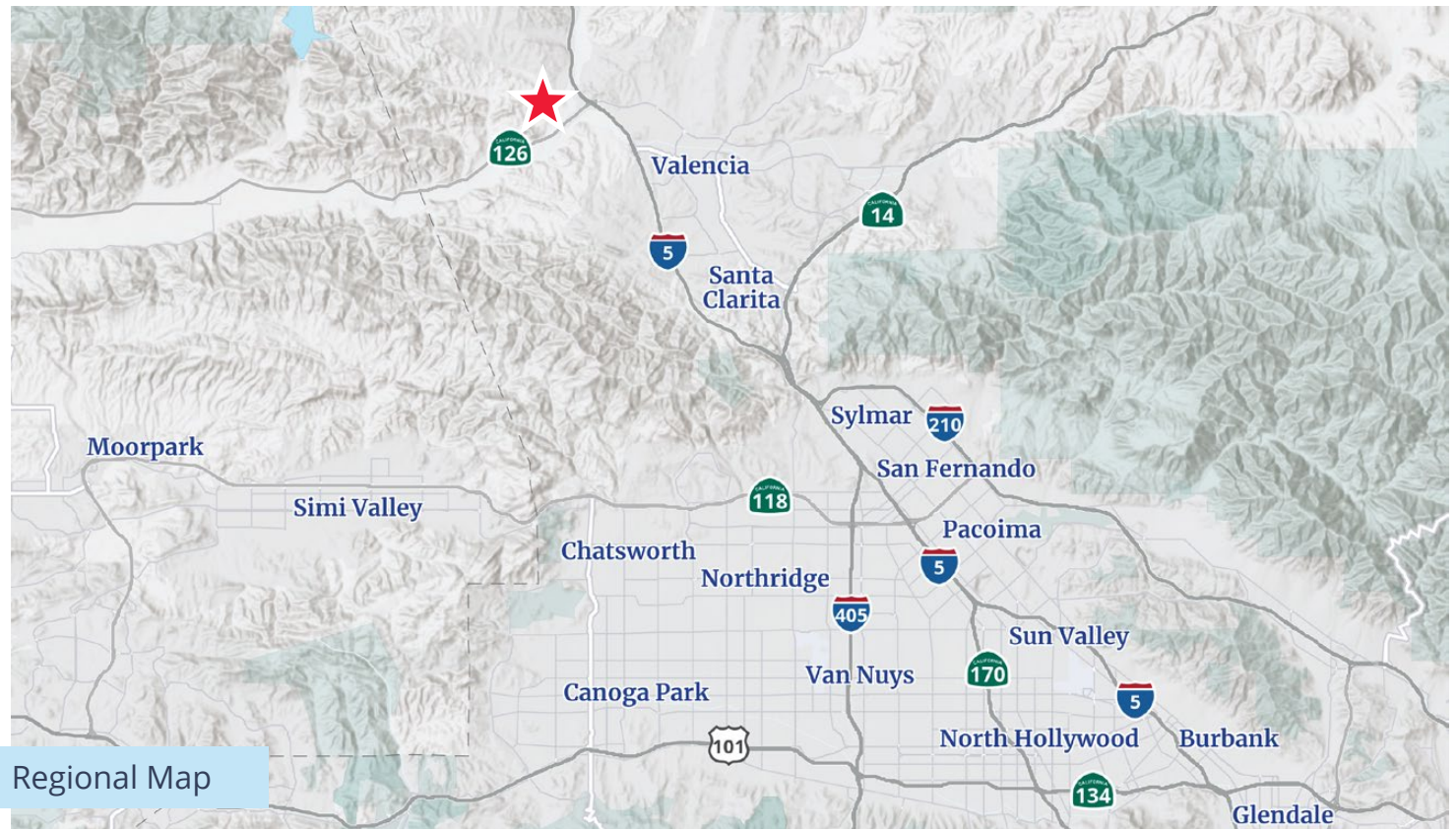


# Layout

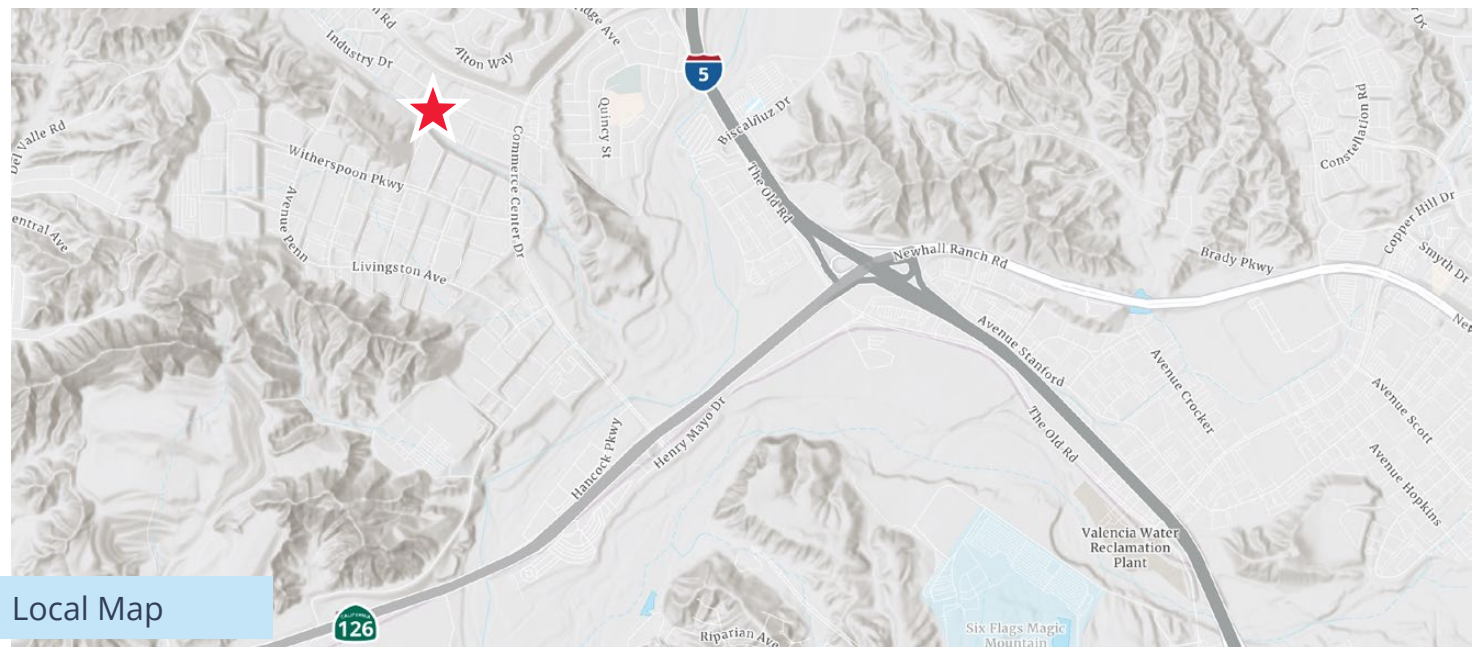




# Location Maps



Regional Map



Local Map



#### Contact Info

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