

EVERITTGROUP

BUSINESS CENTER

WAREHOUSE 3

William Everitt
310.309.0074
william@everittgroup.com
www.egroupvalencia.com
01417157



OFFICE/FLEX

Approximately 1,800± SF
3 Offices



AVAILABLE POWER

2,000z/480v 3pHeavy



LOADING/CLEARANCE

3 Docks with 1 Drive-In
24' Clearance



DRIVE-IN

Drive-In Ramp Can Be Installed
with New 5-Year Lease



3 DOCKS/1 DRIVE-IN



WAREHOUSE 3
3 DOCKS WITH 1 DRIVE-IN

WAREHOUSE 3

Address	25000 Avenue Stanford Valencia, CA 91355
Lot Size	137,815 SF (3.16 AC)
Building Size*	83,707 SF
Year Built	1999
Zoning	SCBP-Industrial Light Manufacturing
Total Space Available	24,950 ± SF Total
<i>Flex/Office</i>	1,800 ± SF
Warehouse Clearance	24'
Loading	3 Docks, 1 Drive-In
Price Per SF	\$1.00 mo/\$12.00 yr
Type of Lease	Modified Gross
CAM	\$.30 mo



Everitt Group Business Center at 25000 Ave Stanford presents for lease 24,950± SF of warehouse space located in the highly desirable Valencia industrial center with immediate access to Interstate 5 Freeway and SR 126.

Only 10 minutes from the San Fernando Valley, within 35 minutes of Downtown Los Angeles, Glendale & Pasadena. Easy access to Burbank Airport (20 minutes) and LAX (40 minutes).

The building is comprised of approximately 83,707 SF, built in 1999. It is zoned SCBP Industrial. The land use is industrial Manufacturing (light). The space available has a 27' clearance, 2,000 amps/480v 3p heavy power, with three docks and one drive-in with 24' clearance.

William Everitt
310.309.0074
 william@everittgroup.com
 www.egroupvalencia.com
 01417157

INCLUDES
 OFFICE/FLEX SPACE
 1,800± SF
 12' CLEARANCE



THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.