



For Sublease

26235 Technology Dr Valencia, CA 91355

92,337 SF High-Image Industrial Building

Divisible to 50,000 SF!

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

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Accelerating success.

Building Highlights



Excellent Manufacturing / Distribution Facility



City of Santa Clarita / Valencia Industrial Center Location



27' Minimum Clear



Heavy Power: 2500 Amps



Good Parking and Loading, Functional Layout



Short Term & Storage Leases Possible

Term	Sublease through 12/31/2029; Longer Term Possible
Available SF	92,337
Monthly Rent	\$90,490
Lease Rate PSF	\$0.98 NNN / Op.Ex. \$0.43
Clear Height	27'
DH / GL Doors	8 / 2
Power	2500A, 480V, 3Ph, 4W
Parking Spaces / Ratio	185 / 2.0:1
Sprinklered	Yes
Office SF	15,895
Restrooms	8
Zoning	SCBP
Possession	Q1 2026
To Show	Call Agent



Notes: 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.

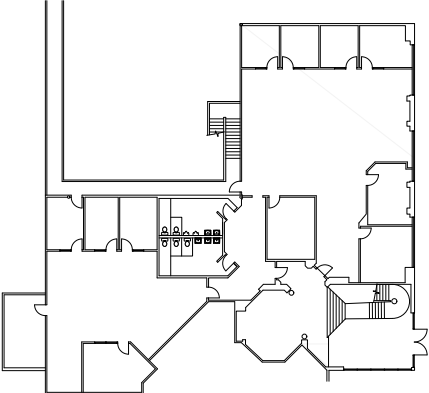
Photos



Layout



Second Floor



Note: Warehouse/manufacturing improvements can be removed.

Amenity Map



TESLA
SUPERCHARGER SITE

COURTYARD
Marriott

EMBASSY SUITES
by HILTON

Pita Pit **Granite & Tacos** **US Bank**
LA FITNESS **Smart & Final** **Walmart**
menchie's **the Habit** **JJ** **COFFEE BEAN**
frozen yogurt BURGER GRILL TEA LEAN

CHIPOTE **Starbucks** **PIZZA EXPRESS**
CHASE **Little Caesars** **Wendy's**
Office DEPOT **JUGGLIT UP!**
can juice bar
SUPERCUTS

UNITED STATES POSTAL SERVICE

7 ELEVEN **Jack** **ORIGINAL Tommy's** **Starbucks**
in the box
JJ **Scrap Snacks** **DEL TACO**
Candy Crush

THE HOME DEPOT **Jack**
IN THE BOX

Six Flags

Hilton Garden Inn **McDonald's** **COFFEE BEAN**
TEA LEAN

Red Lobster **Chevron** **Wendy's**

Carl's Jr. **Red Robin**
7 ELEVEN **THE PASEO CLUB**
SUBWAY **Walgreens**

Panera BREAD

ULTA BEAUTY **Party City**
Jenny Holm's **SPROUTS** **rubio's**
COASTAL GRILL
target **WELLS FARGO** **Red Robin** **McDonald's**
UNITED STATES POSTAL SERVICE **five BEL'W** **Mini's Cafe** **Olive Garden**
BIG 5 **Peets Coffee & Tea**
HomeGoods **TJ-maxx**

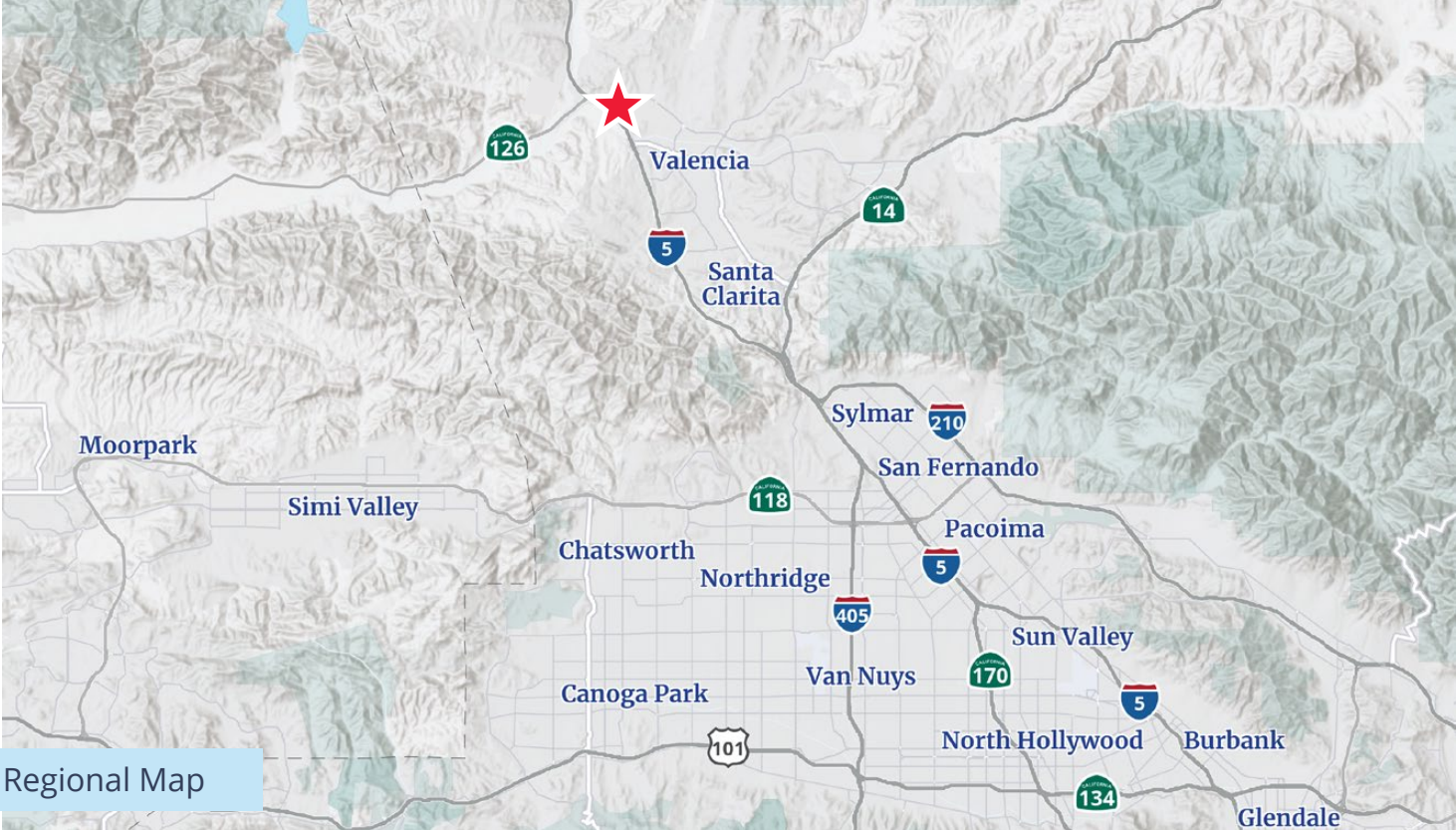
INTERSTATE 5

CALIFORNIA 126

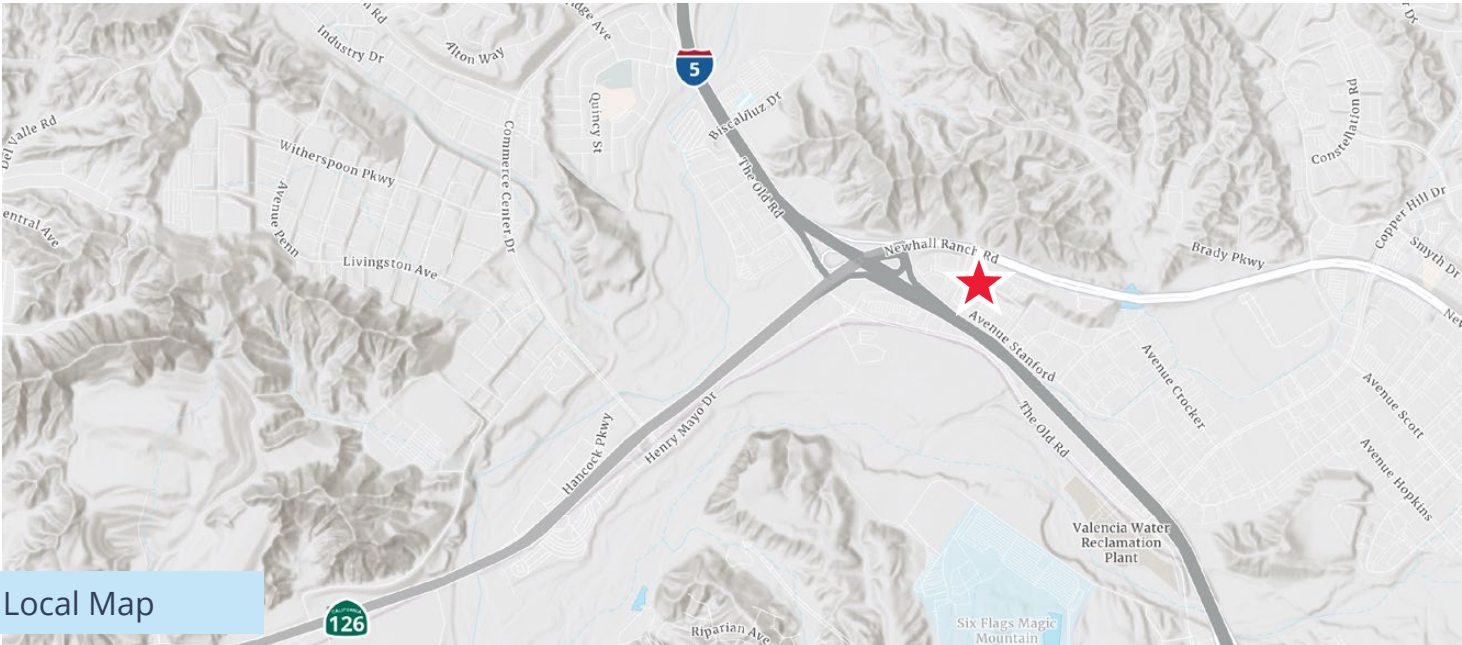
INTERSTATE 5

Valencia Blvd

Location Maps



Regional Map



Local Map

Market Overview

7 Mile Radius

Household & population characteristics



\$124,735

Median household income



\$737,144

Median home value



73.4%

Owner occupied housing units



37.8

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,519

Travel



\$44

Tickets to Movies



\$86

Theatre/Operas/Concerts



\$94

Admission to Sports Events



\$14

Online Gaming Services

Households & population



162,543

Current total population



159,887

5 Year total population



53,351

Current total households



52,825

5 year total households

Education

7%

No high school diploma



17%

High school graduate



30%

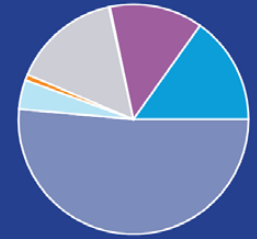
Some college



46%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



7,387

Total businesses



81,141

Total employees

Annual household spending



\$3,282

Apparel & Services



\$393

Computers & Hardware



\$5,572

Eating Out



\$9,804

Groceries



\$10,329

Health Care

Employment



77%

White collar



12%

Blue collar



11%

Services

4.5%

Unemployment rate



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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

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