



28258 AVENUE STANFORD, UNIT B

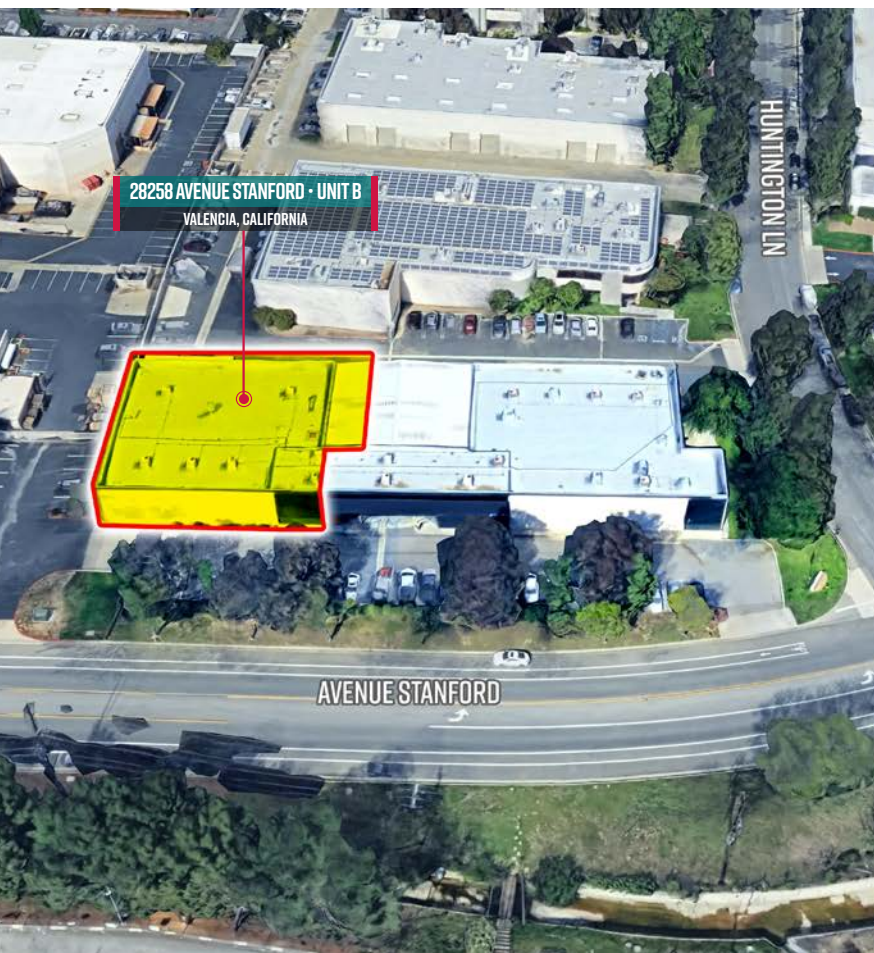
VALENCIA | CALIFORNIA

PATRICK REDDY

Principal
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



THE OFFERING

Property Details

- 9,761 Square Feet *(includes a 350 square foot mezzanine)*
- Office: 1,000 Square Feet
- NNN Charges: \$0.29 PSF
- Power 1,200 Amps/277-480 Volts/3 Phase/4 Wire



±9,761 SF
TOTAL SIZE



±1,000 SF
OFFICE SIZE



\$1.15 PSF NNN
LEASE RATE



SCBP
ZONING



1,200A | 277/480V
POWER (3 PHASE | 4 WIRE)

Property Highlights

- Excellent Location in the Valencia Industrial Center
- Excellent Freeway Frontage
- Secured Yard with Roof
- Warehouse - Fully Air Conditioned
- Minimum Clear Height: 17'
- Two (2) GL Doors (12'x12') & (16'x12')

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PROPERTY OVERVIEW

FLOOR PLAN

PROPERTY PHOTOS

AERIALS



