

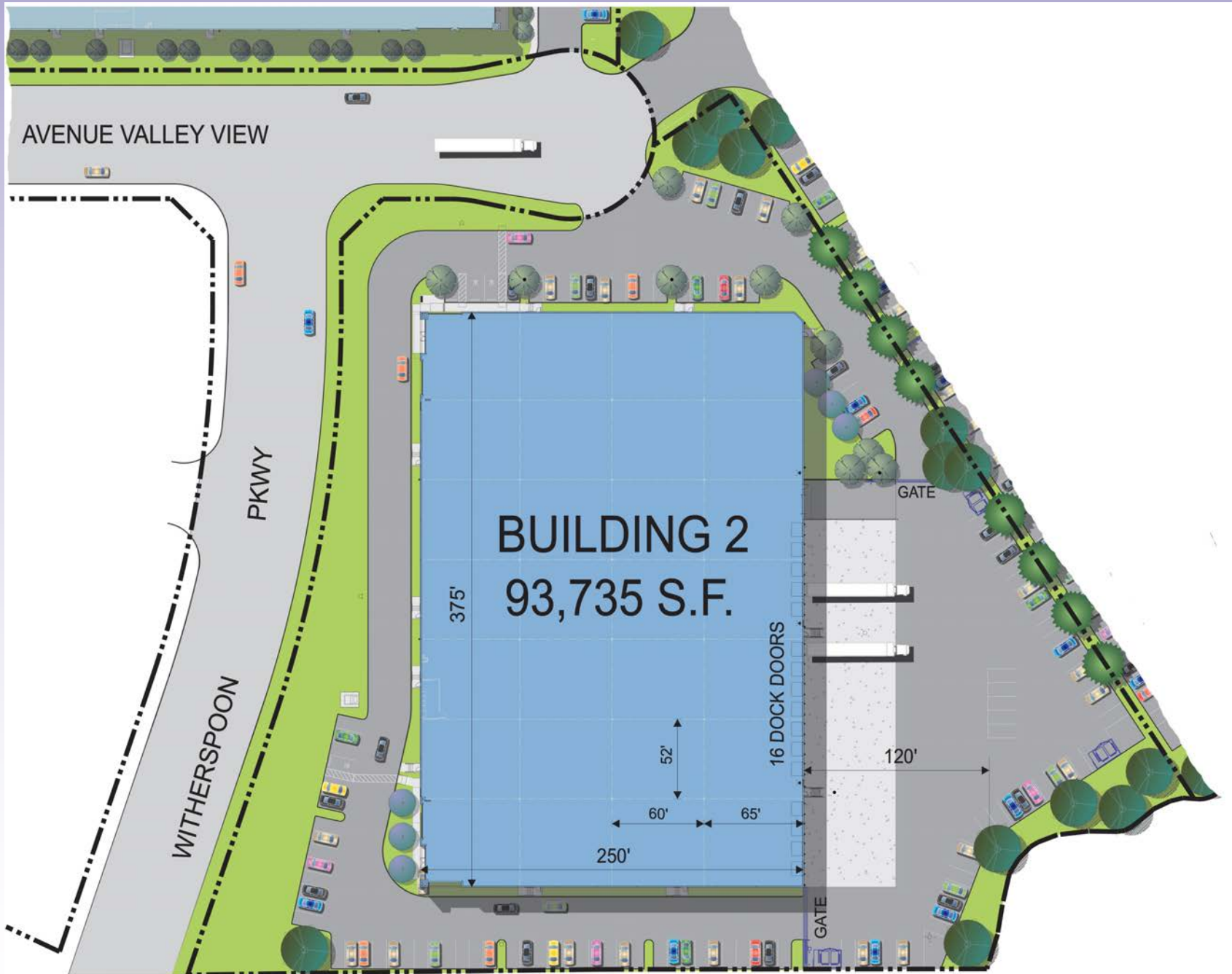
**93,735 SF STATE-OF-THE-ART CLASS A INDUSTRIAL  
ON 5.45 ACRES AVAILABLE FOR LEASE**

**AC** commerce  
center  
Valencia, CA

**NEWMARK**



Available SF	93,735 on 5.45 acres (237,402 SF)
Clear Height	30-feet
Loading	16 DH, 1 GL
Yard Area	Secured with large truck court
Office	1,750 SF
Power	2000 Amps, 277/480 Volts
Sprinklers	ESFR
Parking	124 spaces
Asking Rate	\$139,665 NNN per month (\$1.49 psf)
Occupancy	Oct. 1, 2026





- **The Santa Clarita Valley is Los Angeles County's most business-friendly region**
- **Ideal business climate: no business license fees, no gross receipts tax and no payroll tax**
- **Access to strong, highly educated and diverse labor force: 2.7 million workers within 30-minute drive time**
- **Extensive workforce training programs offered through College of the Canyons**
- **Considered "The Best Place to Live in California" by CNN Money Magazine**
- **Close proximity to 5, 210, 405, 101, 170, 118, 126 and 14 Freeways**
- **Easy access to regional airports and ports:**
  - **Hollywood Burbank Airport - 27 miles**
  - **Downtown Los Angeles - 37 miles**
  - **Los Angeles International Airport - 43 miles**
  - **Port of Los Angeles - 61 miles**
  - **Port of Long Beach - 63 miles**
- **Strategic North Los Angeles Regional location approximately one mile northwest of Interstate 5 and Highway 126 Interchange**
- **North Los Angeles / Southern California regional distribution / manufacturing opportunity**
- **Ideal last mile / e-commerce / fulfillment distribution center with population of 12.3 million within 60 miles**
- **Amenity rich area with plethora of retail and food options in immediate vicinity**
- **Adjacent to the planned community of Newhall Ranch, which will encompass over 20,000 homes**





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