

29051

AVENUE VALLEY VIEW
Valencia, California

FOR SUBLEASE

113,400 SF INDUSTRIAL BUILDING ON 6.57 ACRES



NEWMARK

Property Highlights

- Strategic North Los Angeles regional location approximately one mile northwest of Interstate 5 and Highway 126 Interchange
- Ideal business climate: no business license fees, no gross receipts tax, and no payroll tax
- Well designed facility with great curb appeal and private, secured rear yard
- Beautiful location with unbelievable views of the Santa Clarita Valley
- Amenity rich area with plethora of retail and food options in immediate vicinity
- Access to highly educated workforce and diverse, skilled labor pool
- Corporate neighbors include AMS Fulfillment, Amazon, Lief Labs, Iron Mountain, Pharmavite, Curtiss Wright, and Lowe's

PROPERTY SUMMARY

29051 Avenue Valley View
Valencia, CA 91355

ADDRESS

\$1.20/SF NNN (\$0.32/SF OpEx)

SUBLEASE RATE

Through April 30, 2029

longer term possible

SUBLEASE TERM

113,400 SF

BUILDING SIZE

7,755 SF

OFFICE SPACE

33

DOCK HIGH LOADING

2

GROUND LEVEL LOADING

30'

CLEAR HEIGHT

3,000 Amps
277/480 Volts

POWER

211

PARKING SPACES

2021

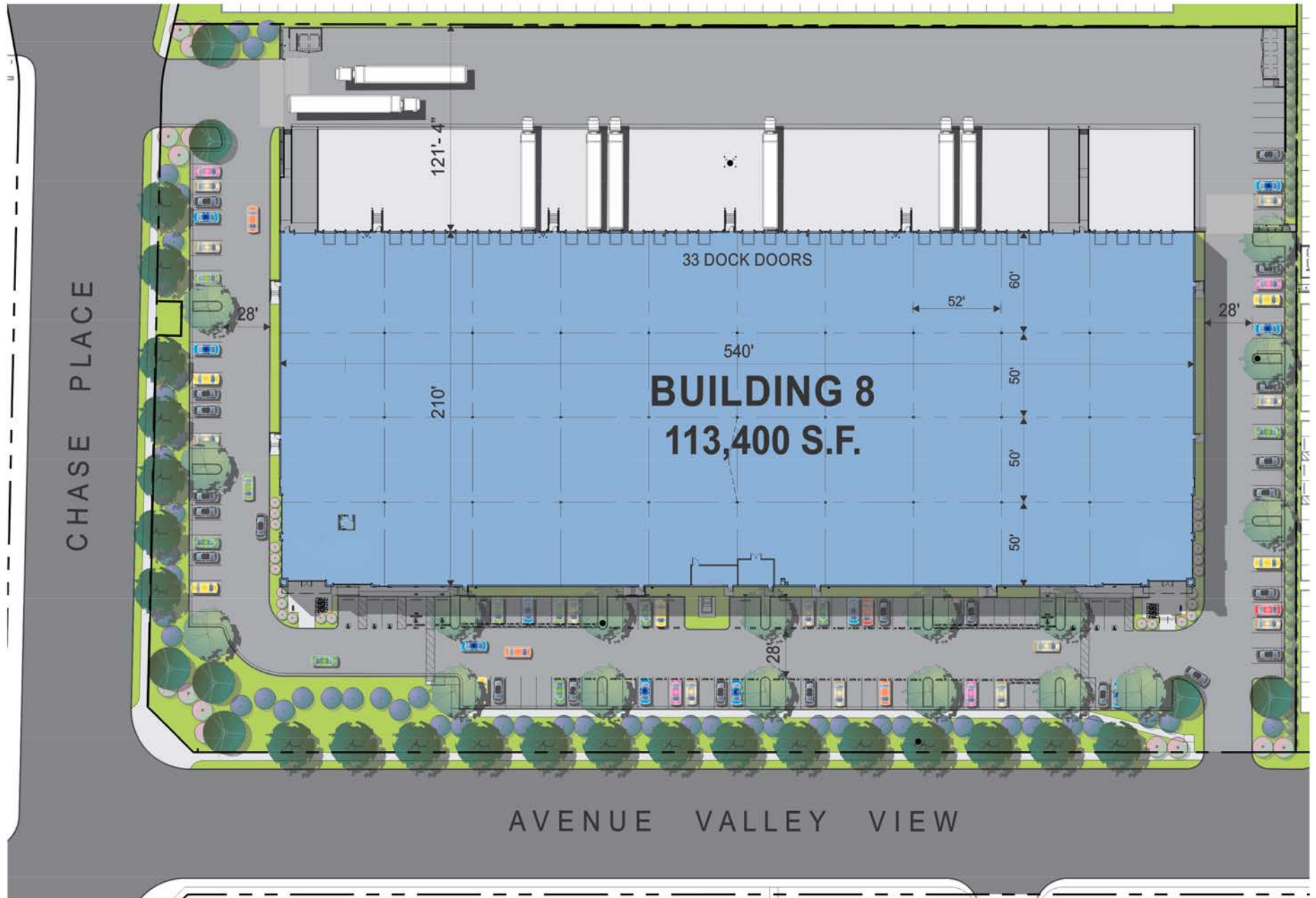
YEAR BUILT



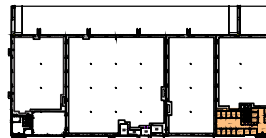
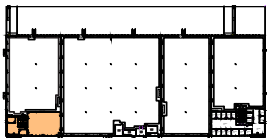
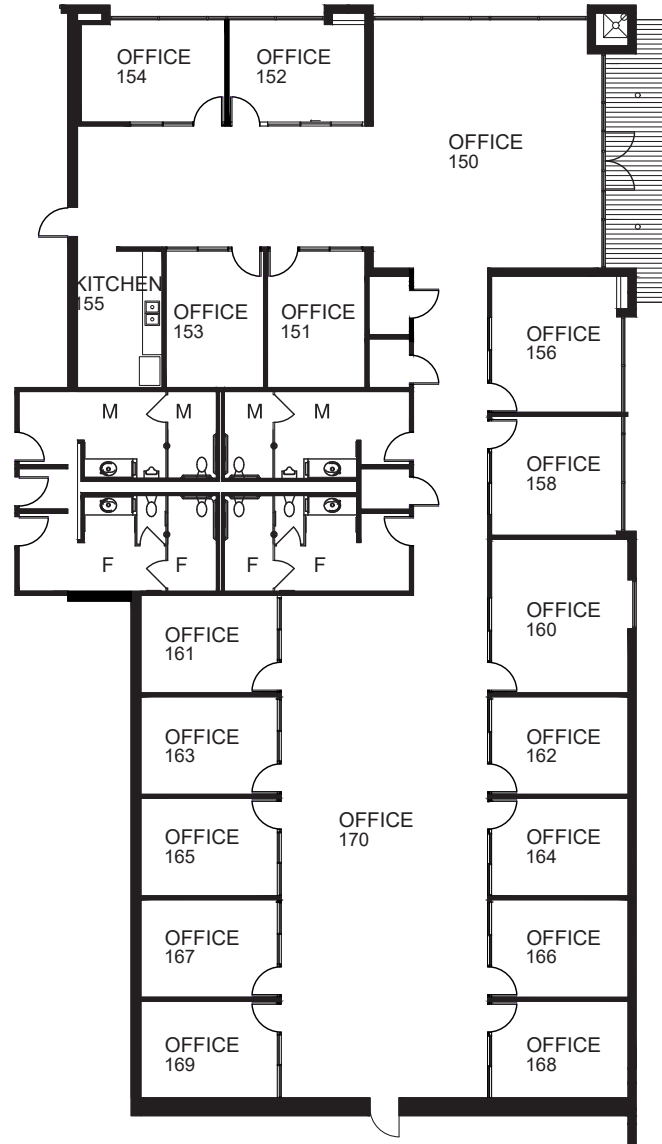
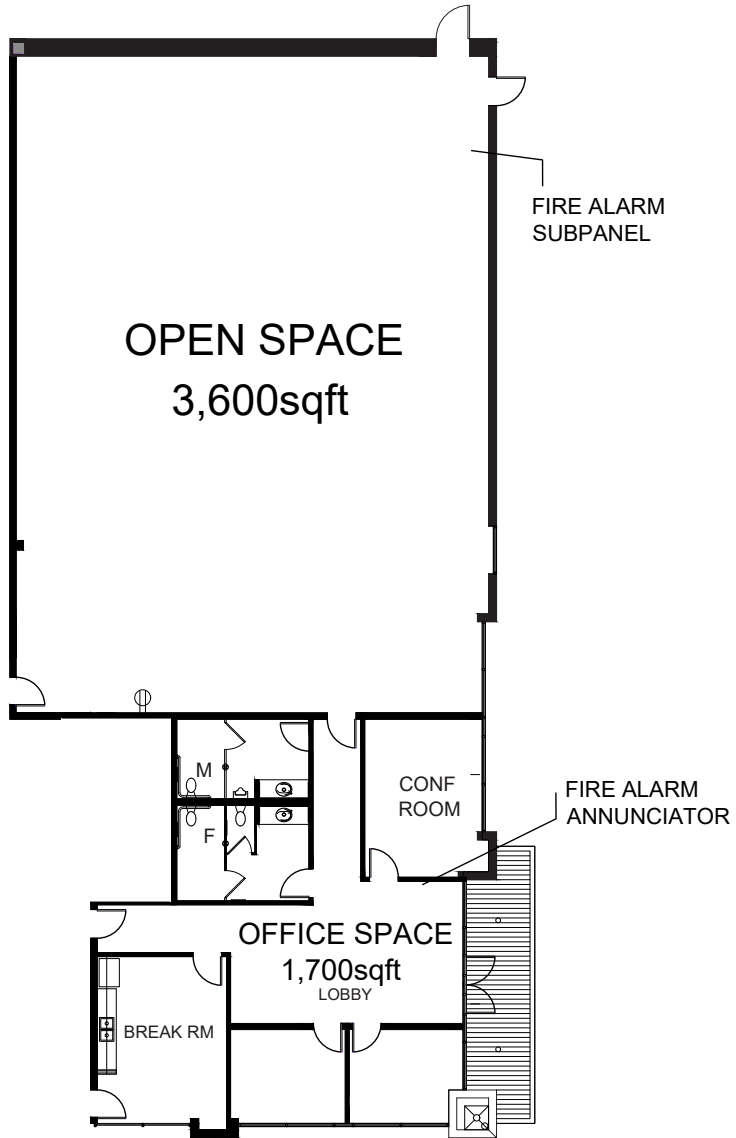
PROPERTY IMAGES | OFFICE SPACE



SITE PLAN



OFFICE PLANS



CORPORATE NEIGHBORS



AVE VALLEY VIEW



CHASE PL

Amazon

Happy Returns

CURTISS-WRIGHT

AVE PENN



AVE WILLIAMS



Advanced Nutrions



AVE SHERMAN



LIVINGSTON AVE

LIEF LABS

AVE PAINE

LIEF LABS

PHARMAVITE

INDUSTRY DR

29051

AVENUE VALLEY VIEW

IRON MOUNTAIN



arvato
BERTELSMANN

ASC
PROCESS SYSTEMS

REGIONAL PROXIMITY

29051

AVENUE VALLEY VIEW



29051

AVENUE VALLEY VIEW

Valencia, California

JOHN DeGRINIS, SIOR

VICE CHAIRMAN
t 818-921-8529
john.degrinis@nmrk.com
CA RE Lic. #00918958

PATRICK DuROSS, SIOR

VICE CHAIRMAN
t 818-921-8530
patrick.duross@nmrk.com
CA RE Lic. #01461031

JEFF ABRAHAM, SIOR

EXECUTIVE MANAGING DIRECTOR
t 818-921-8528
jeff.abraham@nmrk.com
CA RE Lic. #01830909

JAVIER GALVAN

ASSOCIATE DIRECTOR
t 818-921-8532
javier.galvan@nmrk.com
CA RE Lic. #02116539

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Corporate License #01355491
nmrk.com