

28305 & 28307 Industry Dr

Valencia, CA 91355

5,190 & 5,224 SF
Separately or Contiguously

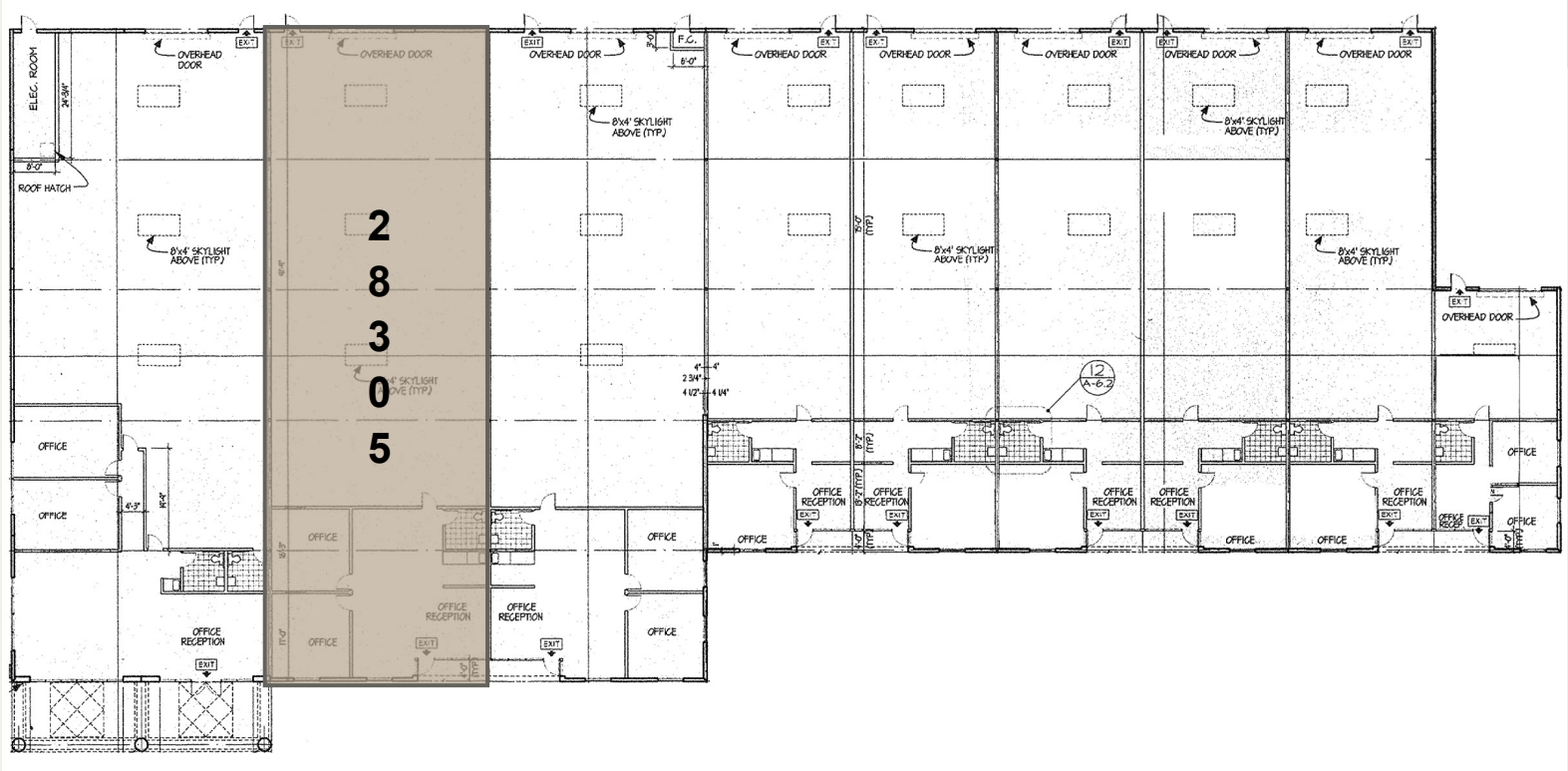
\$0.99/SF/MO FOR THE FIRST 4 MONTHS



RARE INDUSTRIAL SPACES FOR SUBLEASE IN VALENCIA

- Well Maintained Units with Minimal Office
- High Image Multi-Tenant Complex
- Convenient Access to I-5 and 126 Freeways
- Located in Master Planned Valencia Commerce Center
- Potential for Long-Term Direct Lease

28305 Industry Dr



Property Information

5,224

Available SF

Months 1-4:
\$0.99 MG/SF/mo
Months 5+:
\$1.46 MG/SF/mo

Lease Rate

±\$0.13

Operating Expenses

1,946

Office SF

1
(12'x12')

Ground Level
Doors

1

Restroom

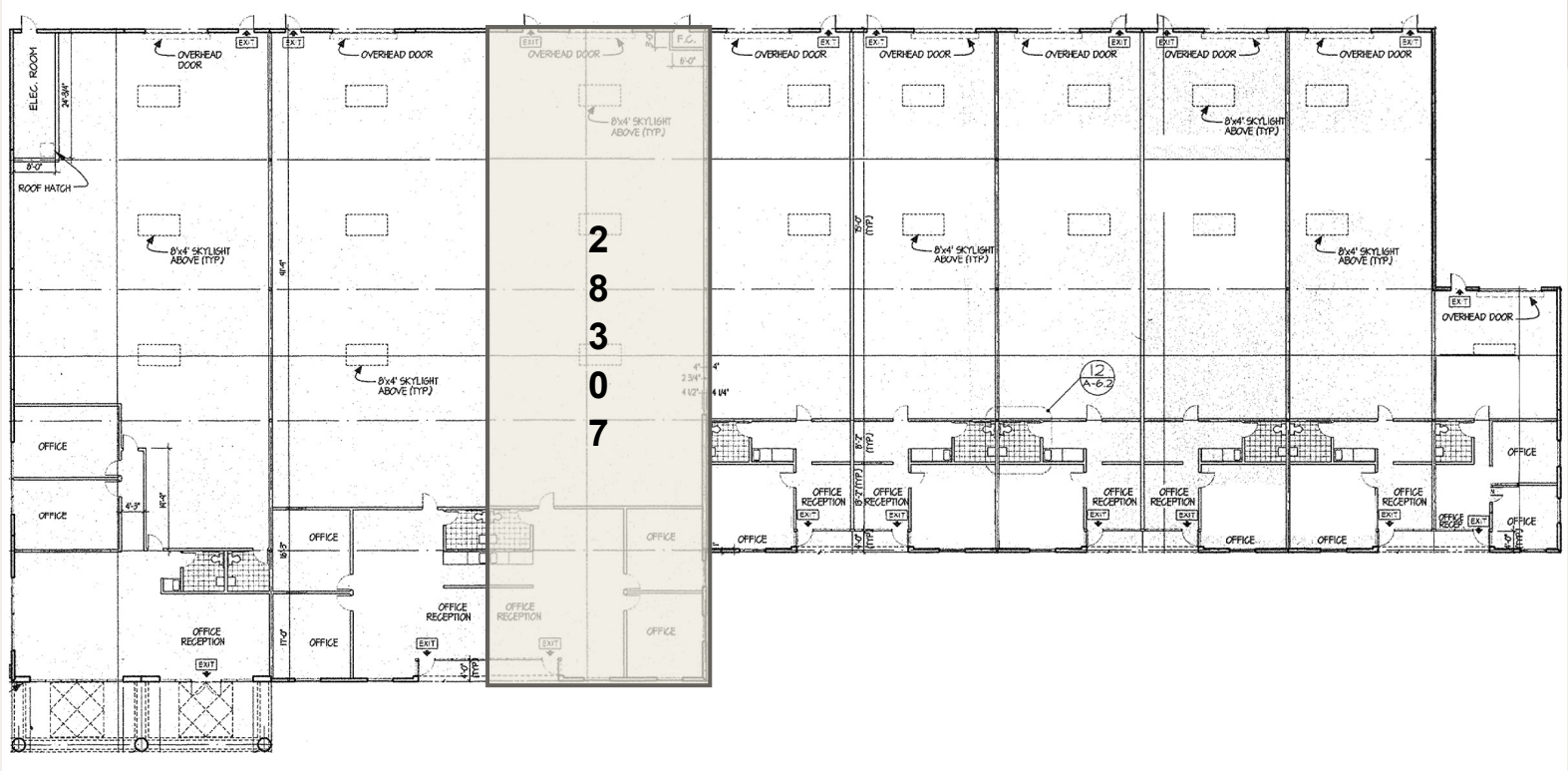
20'

Min Clearance
Height

400 A;
277/480 V
3p 4w

Power

28307 Industry Dr



Property Information

5,190

Available SF

Months 1-4:
\$0.99 MG/SF/mo
Months 5+:
\$1.46 MG/SF/mo

Lease Rate

±\$0.13

Operating Expenses

1,946

Office SF

1
(12'x12')

Ground Level
Doors

1

Restroom

20'

Min Clearance
Height

400 A;
277/480 V
3p 4w

Power

28305 & 28307 Industry Dr



Property Information

	Months 1-4: \$0.99 MG/SF/mo		
	Months 5+: \$1.46 MG/SF/mo		
10,414		±\$0.13	3,892
Available SF	Lease Rate	Operating Expenses	Office SF
2			400 A;
(12'x12')			277/480 V
Ground Level Doors	2	20'	3p 4w
	Restroom	Min Clearance Height	Power

Photos



Amenities Map

EATERIES

- | | | | |
|----|---------------------------|----|----------------------------|
| 1 | Baja Fresh | 28 | Little Caesars |
| 2 | Big Chicken | 29 | McDonald's |
| 3 | BJ's Restaurants | 30 | Mimi's Cafe |
| 4 | Black Bear Diner | 31 | Olive Garden |
| 5 | Cafe Rio | 32 | Orange Julius |
| 6 | California Fish Grill | 33 | Original Tommy's |
| 7 | California Pizza Kitchen | 34 | Panda Express |
| 8 | Capriotti's Sandwich Shop | 35 | Panera Bread |
| 9 | Carl's Jr. | 36 | Papa John's |
| 10 | Chick-fil-A | 37 | Peet's Coffee and Tea |
| 11 | Chipotle Mexican Grill | 38 | Pizza Hut |
| 12 | Corner Bakery Cafe | 39 | Popeyes Louisiana Kitchen |
| 13 | Dairy Queen | 40 | Red Lobster |
| 14 | Del Taco | 41 | Red Robin Gourmet Burgers |
| 15 | Denny's | 42 | Sbarro |
| 16 | Domino's Pizza | 43 | Starbucks |
| 17 | Donatos Pizzeria | 44 | Stonefire Grill |
| 18 | Dunkin' Donuts | 45 | Subway |
| 19 | Firehouse Subs | 46 | Sushi Story |
| 20 | Five Guys | 47 | Taco Bell |
| 21 | Hot Dog on a Stick | 48 | Teriyaki Madness |
| 22 | IHOP | 49 | The Cheesecake Factory |
| 23 | In-N-Out Burger | 50 | The Coffee Bean & Tea Leaf |
| 24 | Jack in the Box | 51 | The Habit Burger Grill |
| 25 | Jersey Mike's | 52 | The Stand |
| 26 | Jimmy John's | 53 | Wendy's |
| 27 | Johnny Rockets | 54 | Wingstop |

LODGING

- Best Western
- Courtyard by Marriott
- Embassy Suites Hotels
- Hampton Inn
- Hilton Garden Inn
- Holiday Inn Express
- Homewood Suites by Hilton
- Hyatt Regency
- Residence Inn by Marriott
- SpringHill Suites by Marriott

FITNESS

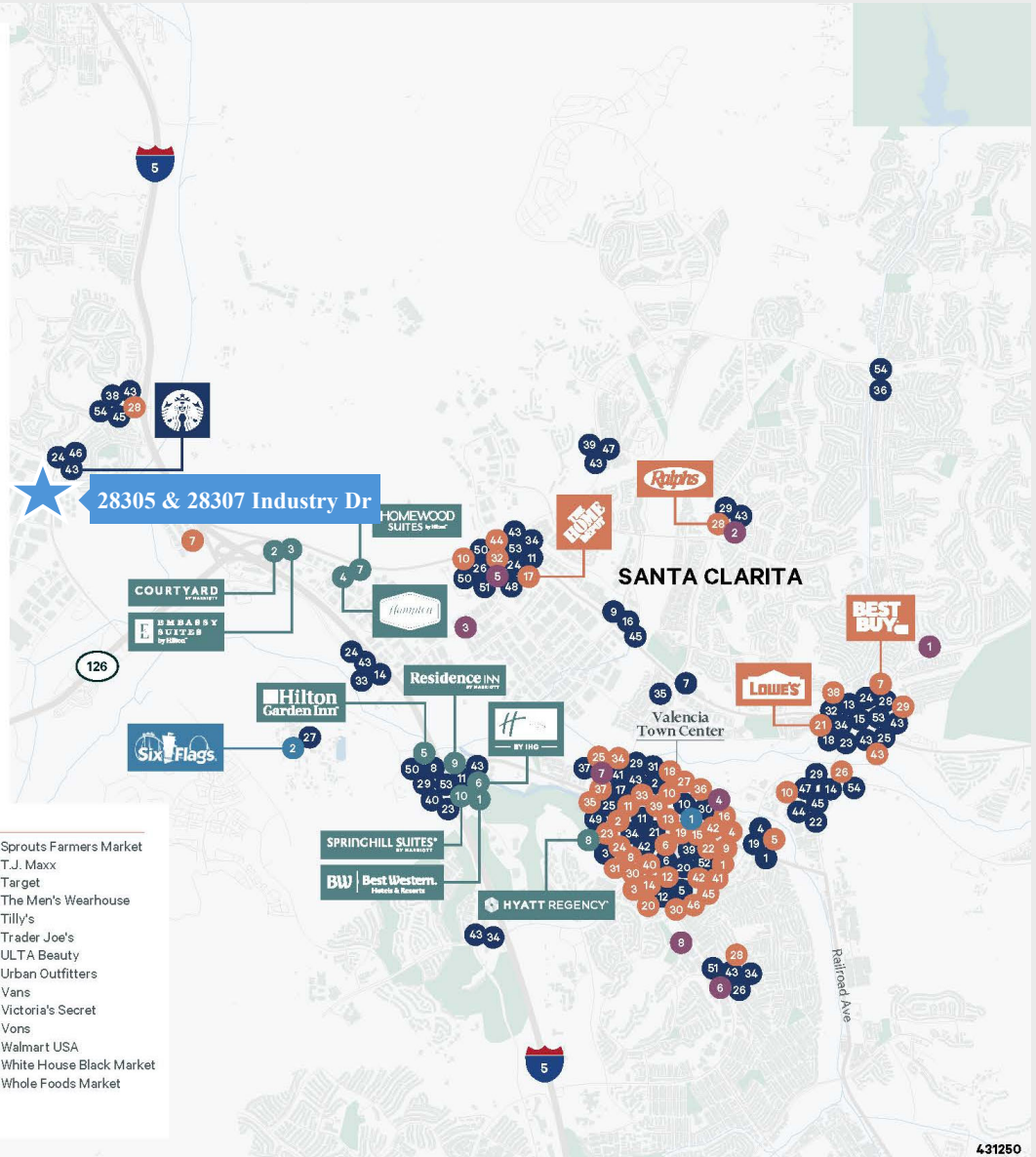
- Anytime Fitness
- Club Pilates
- CrossFit
- Gold's Gym
- LA Fitness
- Orangetheory Fitness
- StretchLab
- YMCA

ENTERTAINMENT

- Fun Factory
- Six Flags

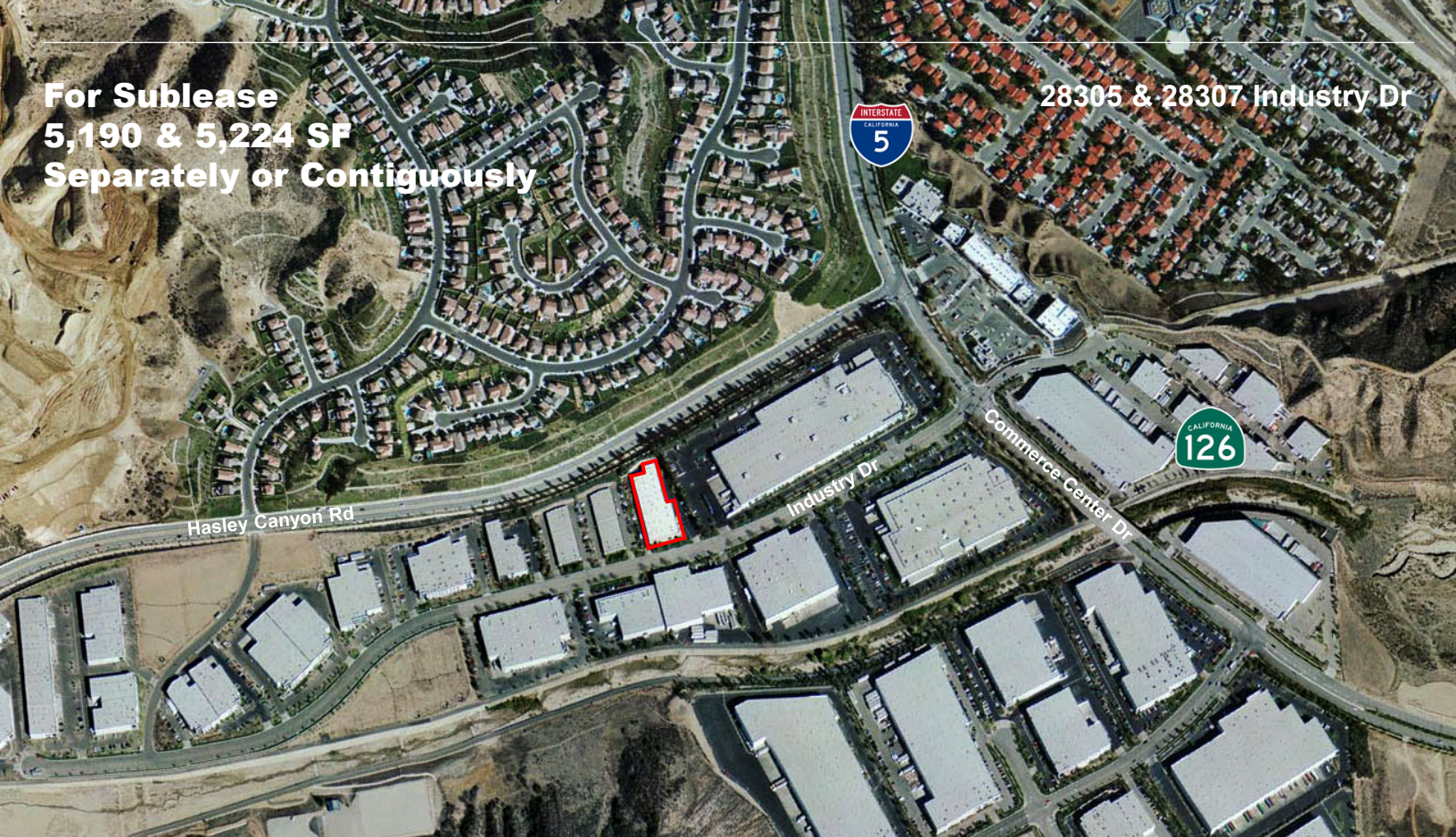
SHOPPING

- | | | | | | |
|----|---------------------------|----|------------------|----|--------------------------|
| 1 | American Eagle Outfitters | 17 | Home Depot | 33 | Sprouts Farmers Market |
| 2 | Anthropologie | 18 | HomeGoods | 34 | T.J. Maxx |
| 3 | Apple Retail Store | 19 | JCPenney | 35 | Target |
| 4 | BareMinerals | 20 | Kohl's | 36 | The Men's Wearhouse |
| 5 | Barnes and Noble | 21 | Lowe's | 37 | Tilly's |
| 6 | Bath & Body Works | 22 | Lululemon | 38 | Trader Joe's |
| 7 | Best Buy | 23 | Macy's | 39 | ULTA Beauty |
| 8 | Claire's | 24 | Macy's Backstage | 40 | Urban Outfitters |
| 9 | Cotton On | 25 | Nordstrom Rack | 41 | Vans |
| 10 | Dollar Tree | 26 | On Running | 42 | Victoria's Secret |
| 11 | Five Below | 27 | Pottery Barn | 43 | Vons |
| 12 | Foot Locker | 28 | Ralphs | 44 | Walmart USA |
| 13 | Forever 21 | 29 | Ross Stores | 45 | White House Black Market |
| 14 | Free People | 30 | Sephora | 46 | Whole Foods Market |
| 15 | H&M | 31 | SKECHERS | | |
| 16 | Hollister | 32 | Smart & Final | | |



**For Sublease
5,190 & 5,224 SF
Separately or Contiguously**

28305 & 28307 Industry Dr



28305 & 28307 Industry Dr, Valencia, CA 91355

Sam Glendon, SIOR

Senior Vice President

+1 818 502 6745

sam.glendon@cbre.com

Lic. 01826689

Nick Casasante

Associate

+1 818 907 4737

nicholas.casasante@cbre.com

Lic. 02246788

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE