

HIGH IMAGE FACILITY IN VALENCIA
16,343 SF FOR LEASE

28022

INDUSTRY DRIVE

VALENCIA 91355

CBRE

\$0.68/SF/MO FOR THE FIRST 6 MONTHS

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PROPERTY HIGHLIGHTS

High Image Free Standing Building

24' Minimum Clearance

Located In The Master Planned Valencia Commerce Cntr.

Excellent Access To Golden State I-5 & 126 Freeways

ESFR Sprinkler System

Great Power Supply

Partial Warehouse HVAC

BUILDING INFORMATION

Available SF: 16,343 SF

Office SF: 3,464 SF*

Mezzanine SF: 2,464 SF

Lease Rate: Months 1-6: \$0.68 NNN/SF/mo
(min. 5 year term)

Months 7+: \$1.35 NNN/SF/mo

NNN Charges: ± \$0.24/SF/Month

Min Clr Hgt: 24'

Grd Lev Drs: 4 (12'x14')

Power: 800 Amps, 277- 480 Volt

Parking: 35 Spaces

**Potential to provide up to 4,928 SF of office area at no cost.*

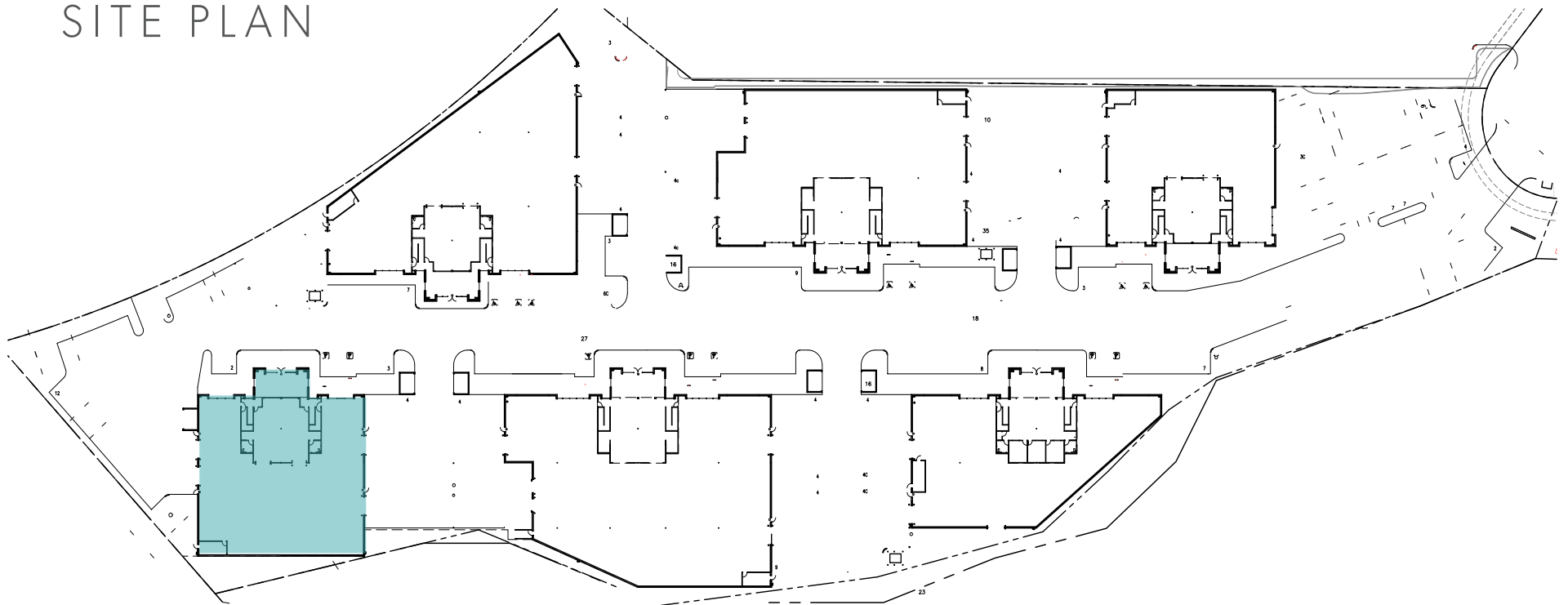


**Prime location in the master
planned Valencia Commerce
Center. Floor-to-ceiling
entryway windows create
an open and modern feel to
this state of the art facility.
Adjacent to numerous dining
and retail amenities.**





SITE PLAN

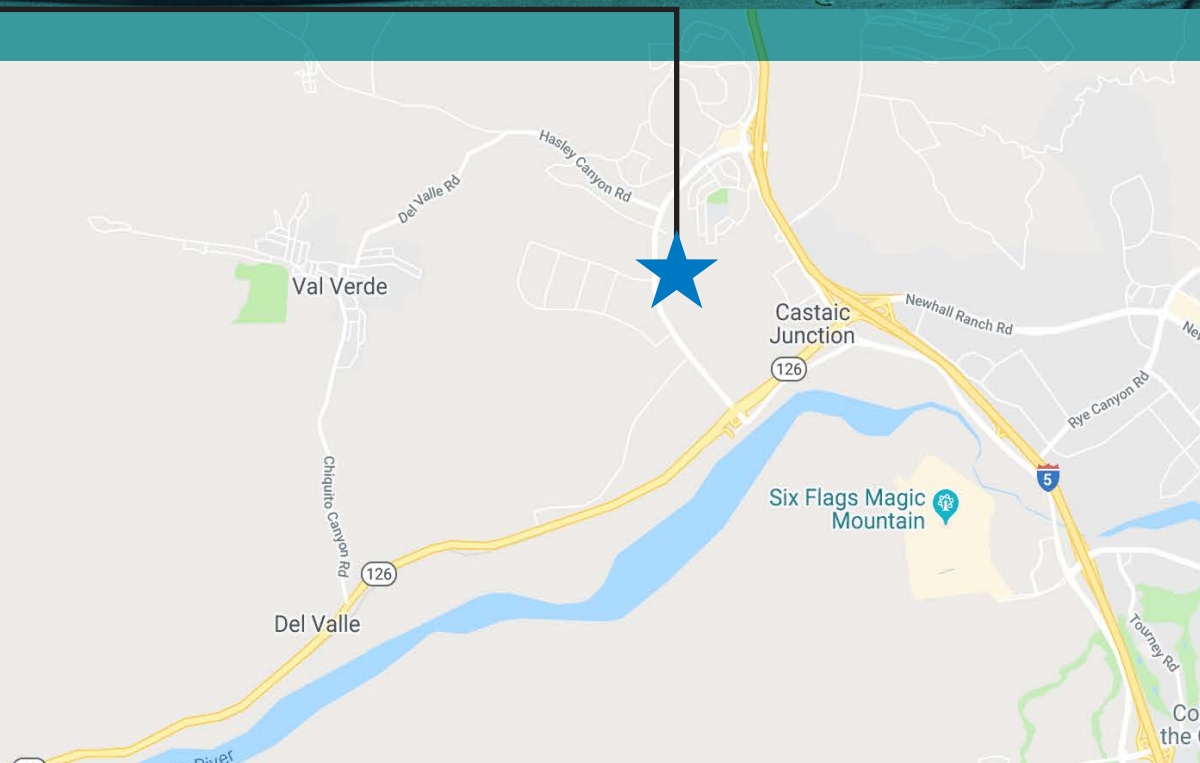


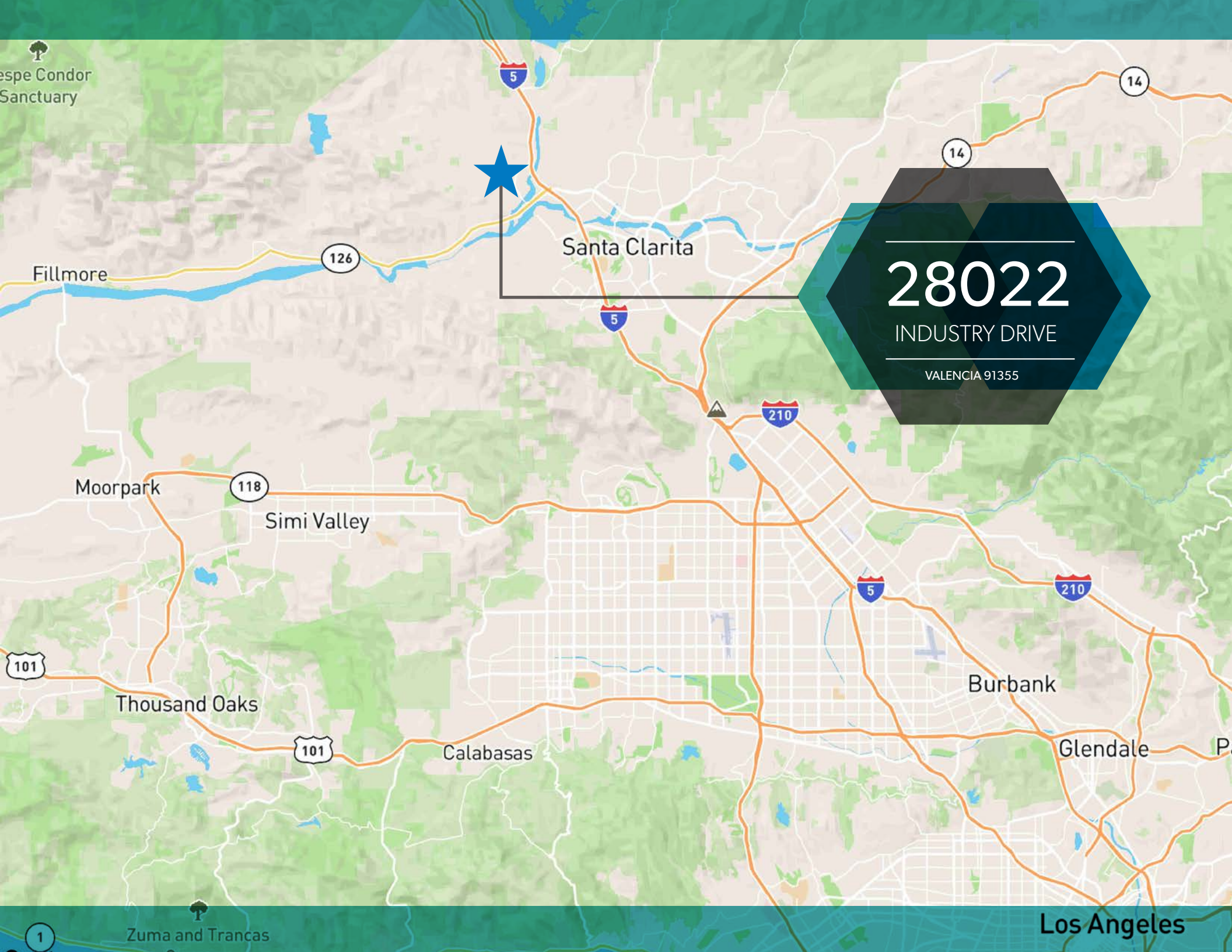


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espe Condor
Sanctuary

Fillmore

Santa Clarita

Moorpark

Simi Valley

Thousand Oaks

Calabasas

Burbank

Glendale

Los Angeles

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EATERIES

- 1 Jack in the Box
- 2 Original Tommy's
- 3 Del Taco
- 4 Jimmy Deans
- 5 McDonald's
- 6 Teen Titans Tower Pizza
- 7 Wendy's
- 8 Red Lobster
- 9 In-N-Out Burger
- 10 Denny's
- 11 Sam's Flaming Grill
- 12 Crazy Otto's Diner
- 13 Azul Tequila
- 14 Tokyo Sushi
- 15 Crumbl Cookies
- 16 Chop Stop
- 17 Masa Ramen
- 18 Red Robin
- 19 Jamba
- 20 Rubio's
- 21 Olive Garden
- 22 Madre Restaurant
- 23 Ooh La La Panini
- 24 Cold Stone Creamery
- 25 Zankou Chicken
- 26 BSC Bakery Cafe
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mim's Cafe
- 32 Chick-fil-A
- 33 Chipotle
- 34 Crab N' Spice
- 35 Salt Creek Grille
- 36 BJ's Restaurant
- 37 Greater Pacific
- 38 The Cheesecake Factory
- 39 Black 'N Blue
- 40 Buca di Beppo
- 41 California Pizza Kitchen
- 42 Marston's Restaurant
- 43 Sabor Cocina Mexicana
- 44 Eggs 'n' Things
- 45 Q&Q Hawaiian bbq
- 46 Italia
- 47 Pizza Di Marco
- 48 Maria's Italian Deli
- 49 Leo's Grill
- 50 The Habit Burger Grill
- 51 Olive Terrace Bar & Grill
- 52 Teriyaki Madness
- 53 Chronic Tacos
- 54 Palk's Noodle
- 55 Panda Express
- 56 Taco Bell
- 57 Popeyes
- 58 Las Delicias Sport Taqueria
- 59 Ameci Pizza & Pasta
- 60 Wingstop
- 61 Pizza Hut
- 62 Fatburger
- 63 The Blossom Bar and Grill
- 64 El tarasco Mexican Grill
- 65 Starbucks
- 66 Matsu Sushi
- 67 Luv'n Donuts
- 68 ZENSHI Handcrafted Sushi
- 69 Takuma Ramen & Sushi
- 70 Subway
- 71 Copper Hill BBQ
- 72 Patron's Mexican Bar & Grill

SHOPPING

- 1 Whole Foods Market
- 2 Gap
- 3 Claire's
- 4 Finish Line
- 5 Forever 21
- 6 Express
- 7 Bath & Body Works
- 8 Lululemon
- 9 Sephora
- 10 Lovesac
- 11 Vans
- 12 Zumiez
- 13 Pottery Barn
- 14 Color Me Mine
- 15 Men's Wearhouse
- 16 Sprouts Farmers Market
- 17 Ralphs
- 18 The UPS Store
- 19 Five Below
- 20 Big 5 Sporting Goods
- 21 HomeGoods
- 22 Nordstrom Rack
- 23 Tilly's
- 24 T-Mobile
- 25 Target
- 26 Apple
- 27 Chase Bank
- 28 The Home Depot
- 29 Valley Produce
- 30 Smart & Final Extra!
- 31 Walmart
- 32 Office Depot
- 33 BevMo!
- 34 Subaru Dealership
- 35 Lexus
- 36 Infiniti
- 37 Macy's
- 38 JCPenney
- 39 H&M
- 40 Carter's

FITNESS

- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 R'ound
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex 'N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

LODGING

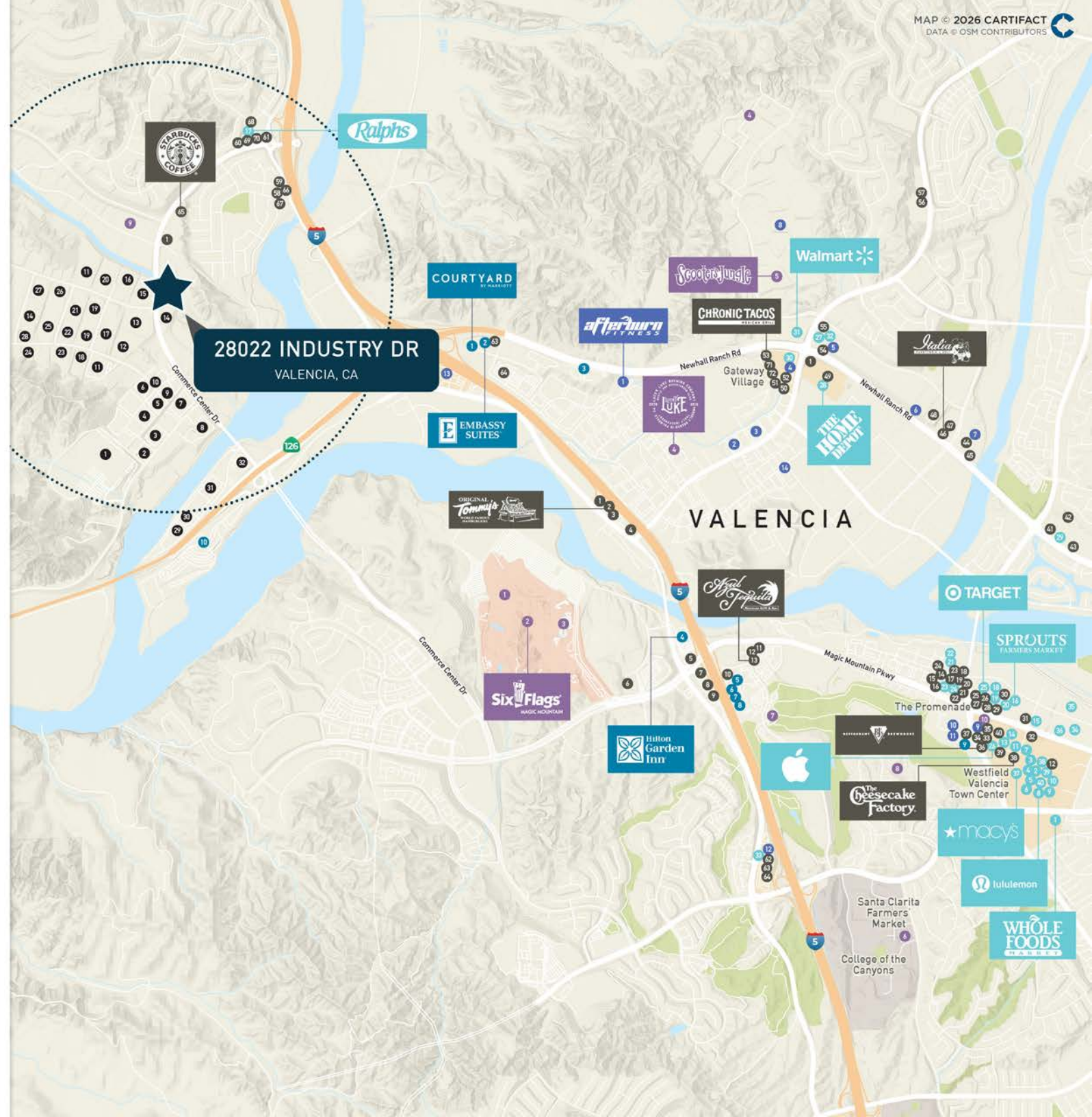
- 1 Courtyard by Marriott
- 2 Embassy Suites
- 3 Homewood Suites
- 4 Hilton Garden Inn
- 5 Best Western
- 6 SpringHill Suites
- 7 Residence Inn
- 8 Holiday Inn Express & Suites
- 9 Hyatt Regency
- 10 Valencia Travel Village

ENTERTAINMENT

- 1 Magic Moments Theater
- 2 Six Flags Magic Mountain
- 3 Hurricane Harbor
- 4 Lucky Luke Brewing
- 5 Scooter's Jungle of Valencia
- 6 Santa Clarita Performing Arts Center
- 7 Valencia Country Club
- 8 Woodland Tennis Courts
- 9 Remo Music Center
- 10 Regal Cinemas

INDUSTRIAL TENNANTS

- 1 United States Postal Service
- 2 P & H Metal Products
- 3 TA Aerospace
- 4 Triumph Actuation Systems
- 5 Regent Aerospace Corporation
- 6 Del West USA Auto Parts
- 7 Shield HealthCare Med Supply
- 8 Logix Headquarters
- 9 Taitron Components
- 10 Sharpe Interior Systems
- 11 Pharmavite
- 12 Valencia Pipe Company
- 13 Aquafine Corporation
- 14 AMS Fulfillment
- 15 Amazing Logistics
- 16 Hydro Systems
- 17 Northwest Pump Petroleum Products
- 18 ASC Process Systems
- 19 Lief Raws
- 20 Drink Pak
- 21 J2 Medical Supply
- 22 Canyon Plastics Inc
- 23 IQVIA Laboratories
- 24 APTEK Laboratories
- 25 Allied International Tool
- 26 Neotech Products Med Supply
- 27 Advanced Nutrients
- 28 Nusano, Inc
- 29 Adept Fasteners Aerospace
- 30 Bluemark
- 31 Sunco Lighting
- 32 ENGEO Incorporated



AREA HIGHLIGHTS

The Valencia lifestyle is unmatched. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm.

Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. With unbeatable access to major highways and premium amenities just minutes away, 28022 Industry Drive is the optimal address for your business.



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