

HIGH IMAGE FACILITY IN VALENCIA
25,328 SF FOR LEASE

28016

INDUSTRY DRIVE

VALENCIA 91355



CBRE

\$0.60/SF/MO FOR THE FIRST 6 MONTHS

MODERN AND EFFICIENT



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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.

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PROPERTY HIGHLIGHTS

- Located in Master Planned Valencia Commerce Center
- State-of-the-Art Building
- ESFR Sprinklers
- Exceptional regional access & visibility from Interstate 5
- 15 minutes to San Fernando Valley and 40 minutes from Los Angeles, Glendale and Pasadena
- Easy access to Burbank Airport (25 minutes) and LAX (45 minutes)
- 2 Dock High and 3 Grade Level Loading Doors
- 10,813 SF & 16,101 SF Buildings Also Available in Same Business Park, Totaling 52,242 SF

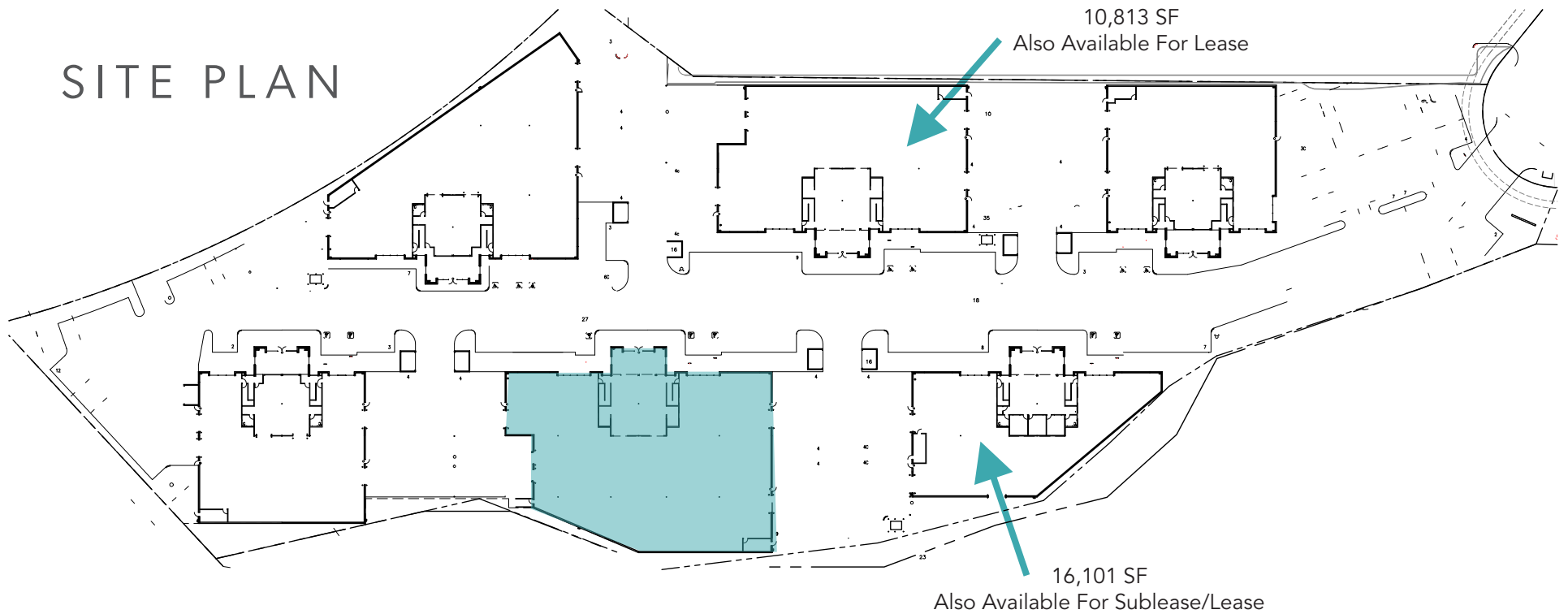
BUILDING INFORMATION

- Lease Rate / Month: \$30,394 NNN
- Lease Rate / SF
 - Months 1-6: \$0.60 NNN/SF/mo
(min. 5 year term)
 - Months 7+: \$1.30 NNN/SF/mo
- NNN Expenses / SF: \$0.27/SF/mo
- Available SF: 25,328 SF
- Ground Lvl Dr/Dim: 3 (12 x 14)
- Dock High/Dim: 2 (8.6 x 10)
- Power: TBD Amps; 277/480v, 3 phase power
(tenant to verify)
- Parking: 37 Spaces
- Finished Office Mezzanine: 2,464 SF
- Clear Height: 24'





SITE PLAN

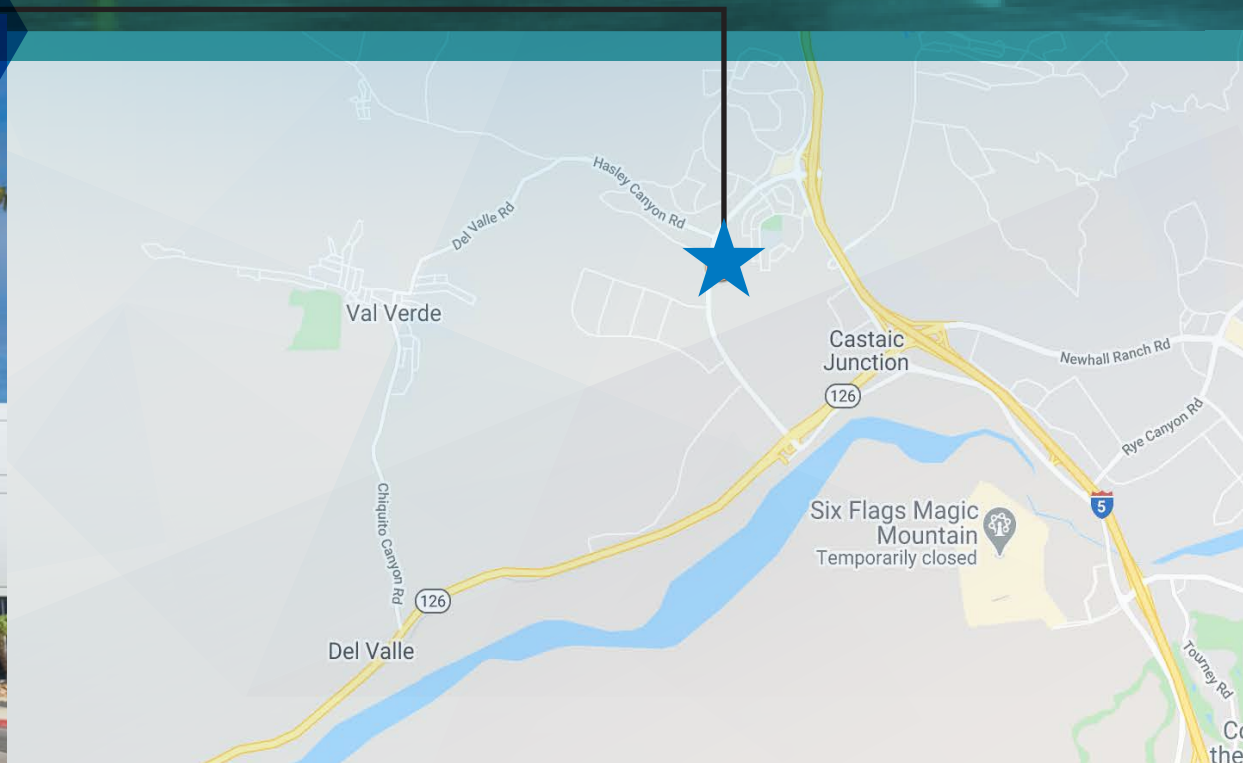




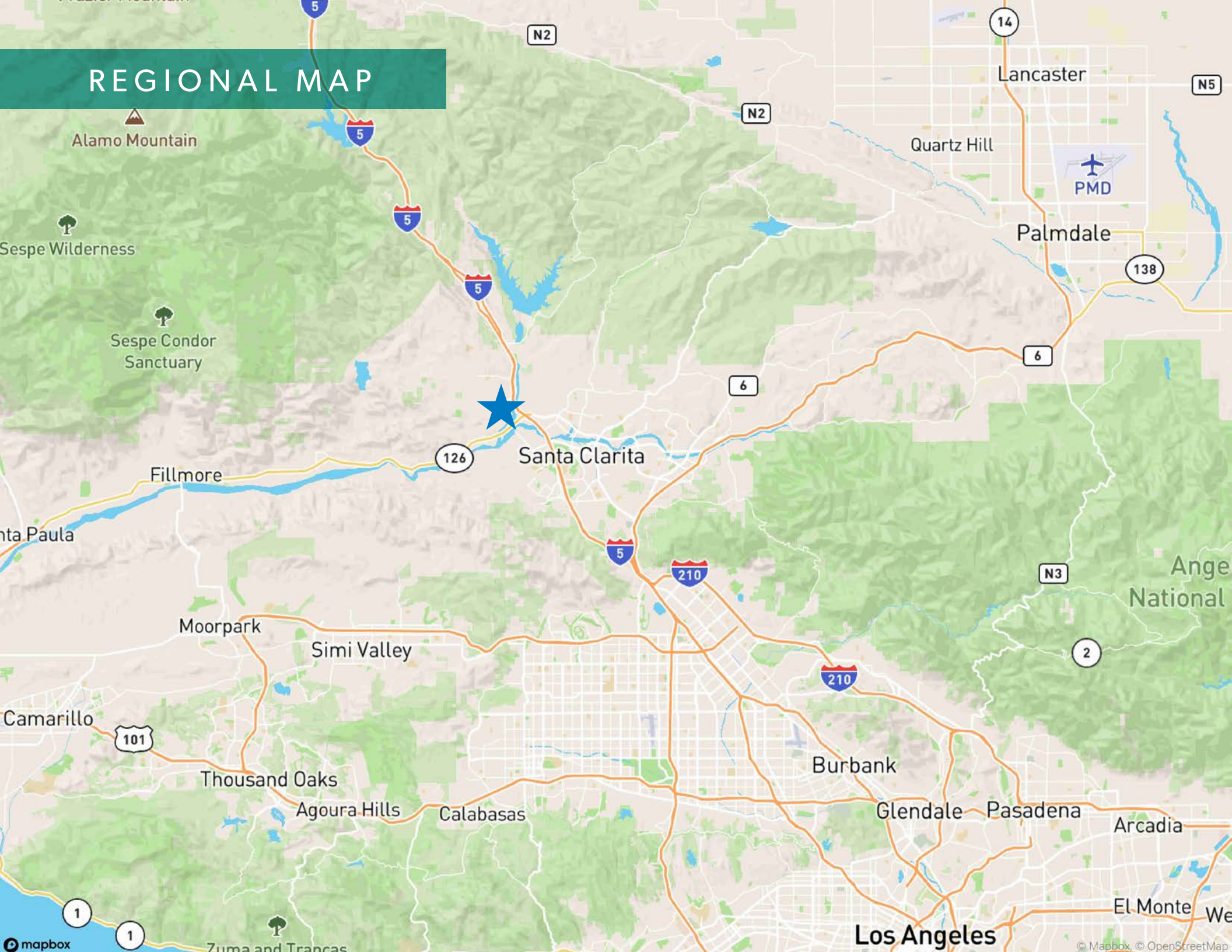
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REGIONAL MAP



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 Café
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mimi'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 Paik'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

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 9Round
- 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

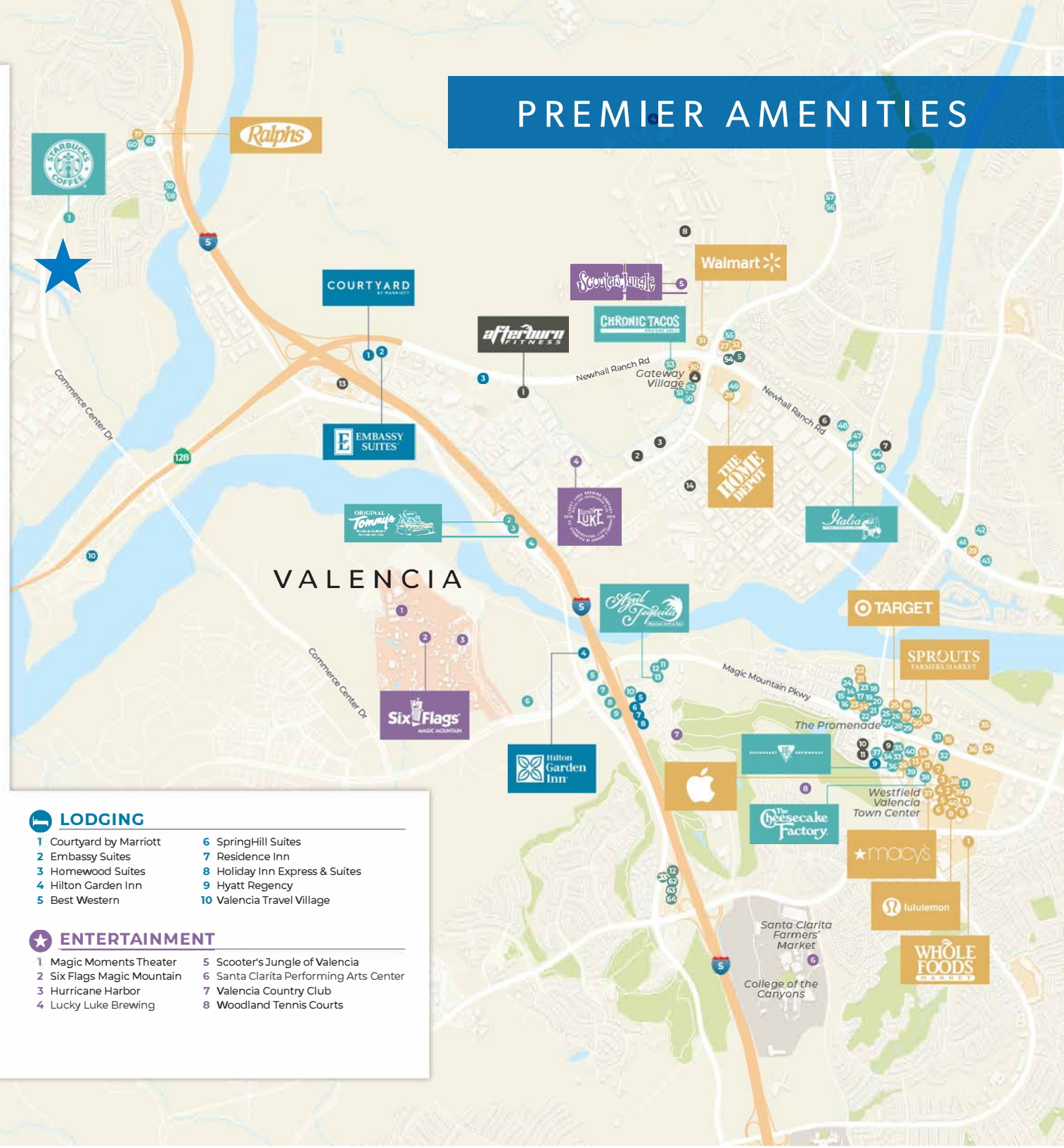
LODGING

- 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

PREMIER AMENITIES



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, 28016 Industry Drive is the optimal address for your business.



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CONTACT

SAM GLENDON, SIOR
Senior Vice President
+1 818 502 6745
Lic. 01826689
sam.glendon@cbre.com



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