

Available SF 14,925 SF

Industrial Condo For Lease
Building Size 78,780 SF


Property Name: Gateway Pointe Business Park
Address: 28751 Industry Dr, Valencia, CA 91355
Cross Streets: Industry Dr/Halsey Canyon Rd

Prestigious Gateway Pointe Business Park
 Impressive Clear Height / Excellent Power
 Nicely Appointed Office Space w/ Modern Build-Out
 Retail Amenities Nearby / Easy 5, 126 & 14 Freeway Access

Lease Rate/Mo:	\$14,925	Sprinklered:	Yes	Office SF / #:	3,076 SF / 2
Lease Rate/SF:	\$1.00	Clear Height:	24'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.45	GL Doors/Dim:	1 / 12' x 14'	Office HVAC:	Heat & AC
Available SF:	14,925 SF	DH Doors/Dim:	1 / 12' x 14'	Finished Ofc Mezz:	1,540 SF
Minimum SF:	14,925 SF	A: 400 V: 277/480 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2006R25	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 30 / Ratio:	2.0:1	Vacant:	Yes
Taxes:	\$47,498 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Santa Clarita
Zoning:	M-1.5-DP			APN#:	2866060042
Listing Company:	Lee & Associates				
Agents:	Scott Caswell 818-444-4911 , Erica Balin 818-444-4912				
Listing #:	42678964	Listing Date:	05/28/2025	FTCF:	CB250N000S000/A0AA
Notes:					