

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  
**Lease Rate/SF:** \$1.00  
**Lease Type:** NNN / Op. Ex: \$0.45  
**Available SF:** 14,925 SF  
**Minimum SF:** 14,925 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$47,498 / 2024  
**Yard:** No  
**Zoning:** M-1.5-DP

**Sprinklered:** Yes  
**Clear Height:** 24'  
**GL Doors/Dim:** 1 / 12' x 14'  
**DH Doors/Dim:** 1 / 12' x 14'  
**A: 400 V: 277/480 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 2006R25

**Whse HVAC:** No  
**Parking Spaces: 30 / Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 3,076 SF / 2  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,540 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Santa Clarita  
**APN#:** 2866060042

**Listing Company:** Lee & Associates  
**Agents:** [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)  
**Listing #:** 42678964  
**Notes:**

**Listing Date:** 05/28/2025

**FTCF:** CB250N000S000/A0AA