



Property Name: Address: Cross Streets:

## Gateway Pointe Business Park 28751 Industry Dr, Valencia, CA 91355 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

\$14,925	Sprinklered:	Yes	Office SF / #:	3,076 SF / 2
\$1.00	Clear Height:	24'	Restrooms:	2
NNN / <b>Op. Ex:</b> \$0.45	GL Doors/Dim:	1 / 12' x 14'	Office HVAC:	Heat & AC
14,925 SF	DH Doors/Dim:	1 / 12' x 14'	Finished Ofc Mezz:	1,540 SF
14,925 SF	A: 400 V: 277/480 0: 3 W:		Include In Available:	Yes
POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
Acceptable to Owner	Const Status/Year Blt:	Existing / 2006R25	Include In Available:	No
NFS			Possession:	Now
NFS	Whse HVAC:	No	Vacant:	Yes
\$47,498 / 2024	Parking Spaces: 30	/ Ratio: 2.0:1	To Show:	Call broker
No	Rail Service:	No	Market/Submarket:	Santa Clarita
M-1.5-DP	Specific Use:	Warehouse/Distribution	APN#:	2866060042
Lee & Associates				
Scott Caswell 818-444-4911, Erica Balin	<u>818-444-4912</u>			
42678964	Listing Date:	05/28/2025	FTCF: CB250N000S000/A0AA	
	\$1.00 NNN / <b>Op. Ex:</b> \$0.45 14,925 SF POL Acceptable to Owner NFS NFS \$47,498 / 2024 No M-1.5-DP Lee & Associates <u>Scott Caswell 818-444-4911, Erica Balin</u> .	\$1.00Clear Height: GL Doors/Dim:14,925 SFGL Doors/Dim:14,925 SFDH Doors/Dim:14,925 SFA: 400 Y: 277/480 0: 3 VPOLConstruction Type: Const Status/Year Blt:NFSNFSNFSWhse HVAC: Parking Spaces: 30NoRail Service: Specific Use:Lee & AssociatesScott Caswell 818-444-4911, Erica Balin 818-444-4912	\$1.00 Clear Height: 24'   NNN / Op. Ex: \$0.45 GL Doors/Dim: 1 / 12' x 14'   14,925 SF DH Doors/Dim: 1 / 12' x 14'   14,925 SF A: 400 V: 277/480 0: 3 W:   POL Construction Type: TILT UP   Acceptable to Owner Const Status/Year Blt: Existing / 2006R25   NFS Whse HVAC: No   \$47,498 / 2024 Parking Spaces: 30 / Ratio: 2.0:1   No Rail Service: No   M-1.5-DP Specific Use: Warehouse/Distribution   Lee & Associates Scott Caswell 818-444-4911, Erica Balin 818-444-4912	\$1.00Clear Height: GL Doors/Dim:24'Restrooms:NNN / Op. Ex: \$0.45GL Doors/Dim: GL Doors/Dim:1 / 12' x 14'Office HVAC:14,925 SFDH Doors/Dim: A 400 V: 277/480 0: 3 W: POLInclude In Available:Include In Available:POLConstruction Type: Const Status/Year Blt:TILT UPUnfinished Mezz:Acceptable to OwnerConst Status/Year Blt: Existing / 2006R25Include In Available: Possession:NFSWhse HVAC:NoVacant: Vacant:\$47,498 / 2024Parking Spaces: 30 Specific Use:/ Ratio: Warehouse/DistributionMarket/Submarket: APN#:Lee & AssociatesScott Caswell 818-444-4911, Erica Balin 818-444-4912Status/Year Blt: Status/Year Blt:Status/Year Blt: Existing / 2006R25Status/Year Blt: Possession:



Scott Caswell scaswell@lee-re.com 818-444-4911

