

**\$1.00
NNN
PER SQFT!**

28751 WEST INDUSTRY DRIVE

—
VALENCIA, CA



LEE & ASSOCIATES-WESTLAKE VILLAGE

1ST 4 MONTHS 50% ABATED!!

*MINIMUM 3 YEAR TERM AT ASKING RATE

PROPERTY DETAILS

BUILDING SQFT	14,925
WAREHOUSE SQFT	11,849
OFFICE SQFT	3,076
CLEAR HEIGHT	24'
LOADING	1 Dock (Truck Well) 1 Ground Level (12'x14')
POWER	400 Amps 277/480 Volts 3 Phase

PROPERTY HIGHLIGHTS

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



OFFICE SPACE WITH
MODERN BUILD-OUT



EXCELLENT
POWER

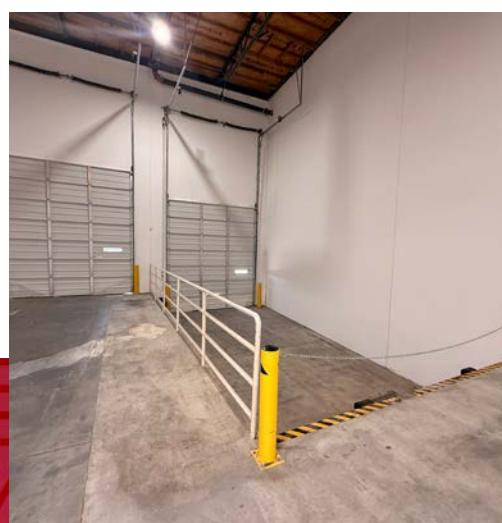
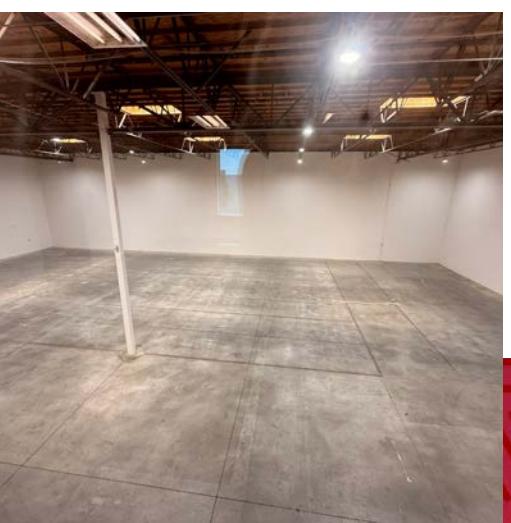


MANY RETAIL
AMENITIES NEARBY



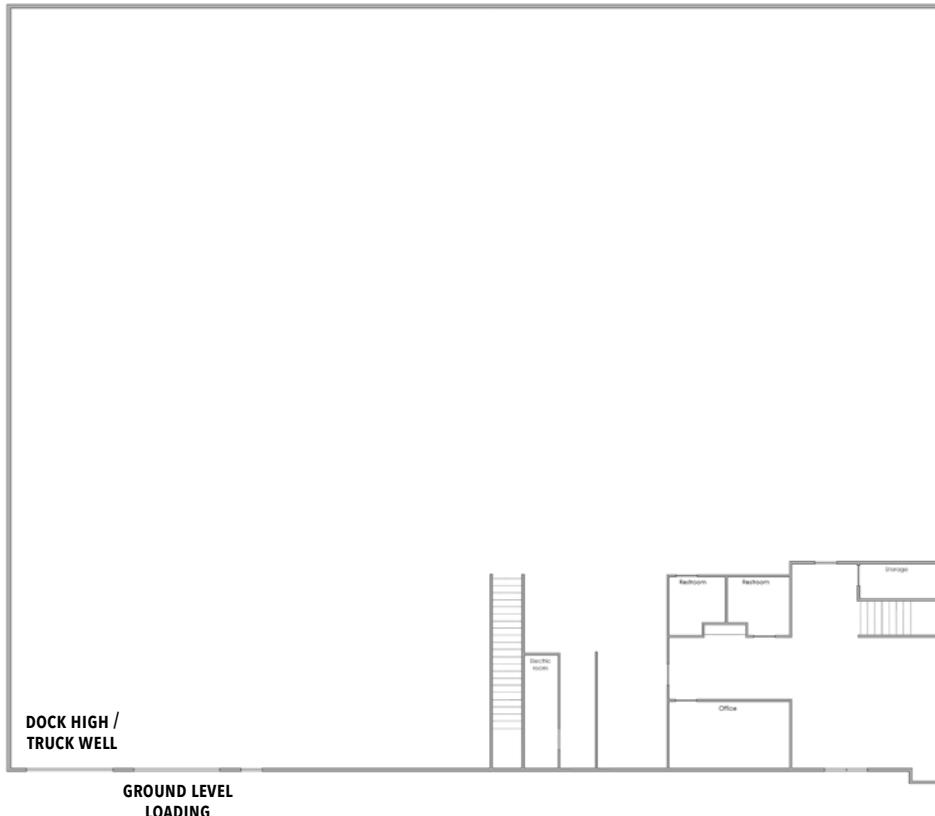
EASY FREEWAY
ACCESS

PROPERTY PHOTOS

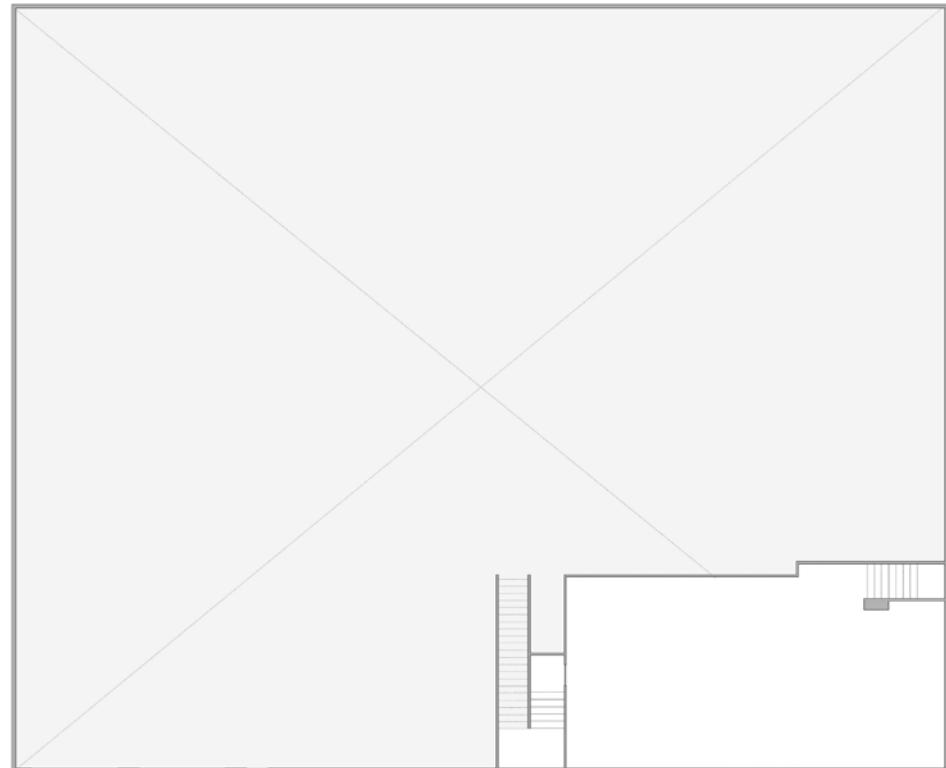


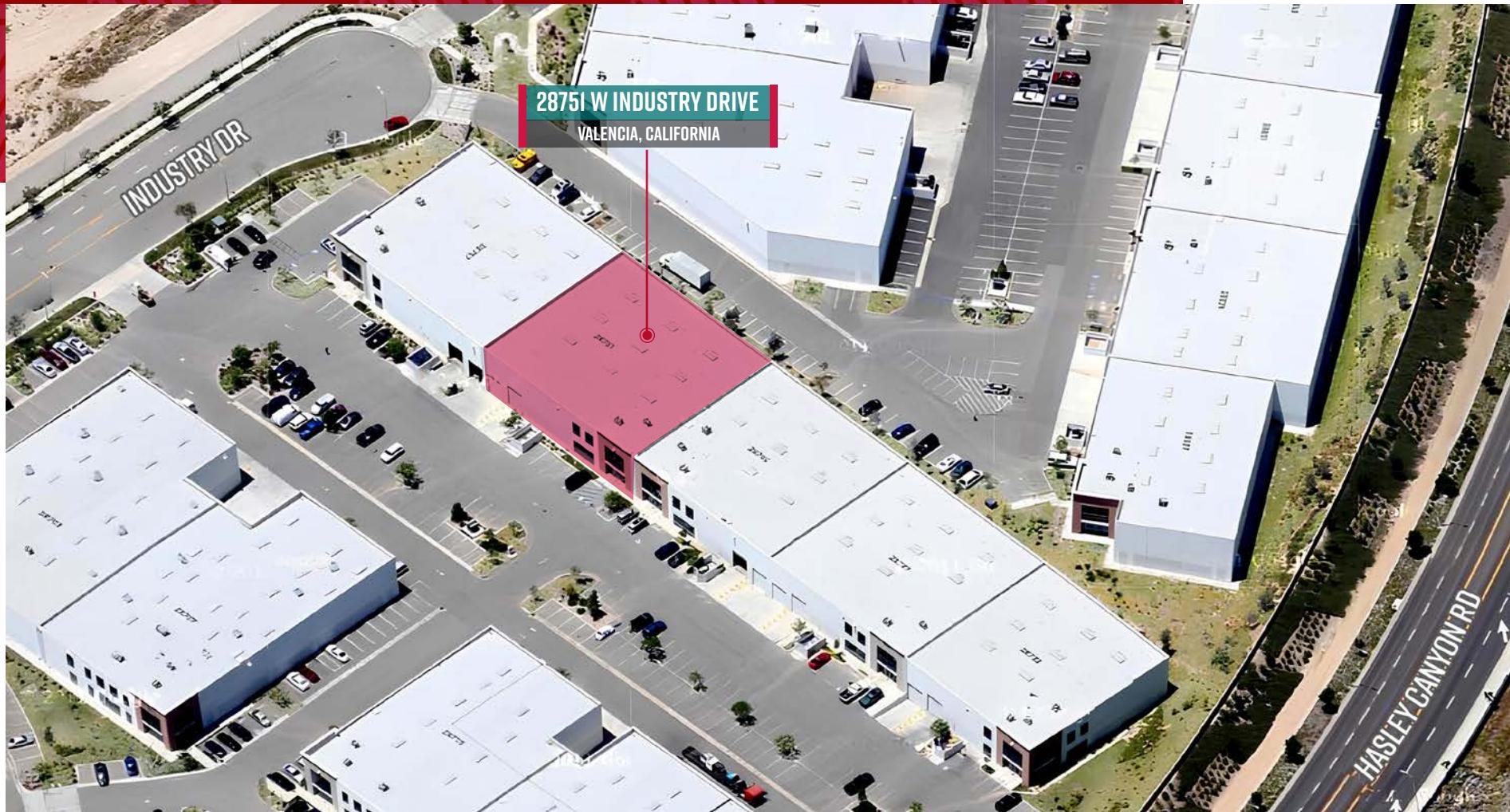
FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





AERIAL VIEW



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



AMENITIES

± 600

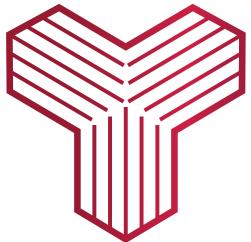
NEARBY
RESTAURANTS

$\pm 2M$

ANNUAL
VISITORS

± 400

NEARBY STORES
& SHOPPING



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