

Available SF 2,786 SF

Industrial For Lease

Building Size 31,653 SF



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Property Name: Valencia Commerce Center
Address: 28309 Industry Dr, Valencia, CA 91355
Cross Streets: Industry Dr/Commerce Center Dr

Located in the Master Planned Valencia Commerce Center
 High Image Multi-Tenant Complex
 Convenient Access to 5 and 126 Freeways
 Professionally Managed and Maintained Building

Lease Rate/Mo:	\$3,900	Sprinklered:	Yes	Office SF / #:	645 SF / 2
Lease Rate/SF:	\$1.40	Clear Height:	18'-20'	Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	2,786 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	2,786 SF	A: 200 V: 277-480 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TI LT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1999R22	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	02/01/2026
Sale Price/SF:	NFS	Parking Spaces:	5 / Ratio: 1.8:1/	Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Santa Clarita
Zoning:	M1.5			APN#:	3271-024-080
Listing Company:	Lee & Associates				
Agents:	Erica Balin 818-444-4912 , Ryan Pelino 818-444-4991 , Scott Caswell 818-444-4911				
Listing #:	44163016	Listing Date:	01/15/2026	FTCF:	CB250N000S000/AOAA
Notes:	Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify its accuracy.				