

Available SF 2,786 SF

Industrial For Lease

Building Size 31,653 SF



**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  
**Lease Rate/SF:** \$1.40  
**Lease Type:** Modified Gross  
**Available SF:** 2,786 SF  
**Minimum SF:** 2,786 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M1.5

**Sprinklered:** Yes  
**Clear Height:** 18'-20'  
**GL Doors/Dim:** 1 / 10'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 277-480 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1999R22  
**Whse HVAC:** No  
**Parking Spaces:** 5 / **Ratio:** 1.8:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 645 SF / 2  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 02/01/2026  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Santa Clarita  
**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/A0AA

**Notes:** Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify it's accuracy.