

28751 WEST INDUSTRY DRIVE

\$0.75

NNN

PER SQFT!

NOT A TEASER RATE!

—
VALENCIA, CA



LEE & ASSOCIATES—LA NORTH/VENTURA

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



EXCELLENT CLEAR
HEIGHT 24'



EXCELLENT
POWER

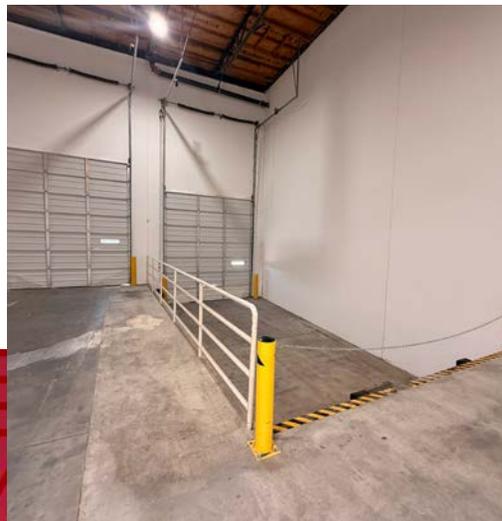


MANY RETAIL
AMENITIES NEARBY



EASY FREEWAY
ACCESS

PROPERTY PHOTOS

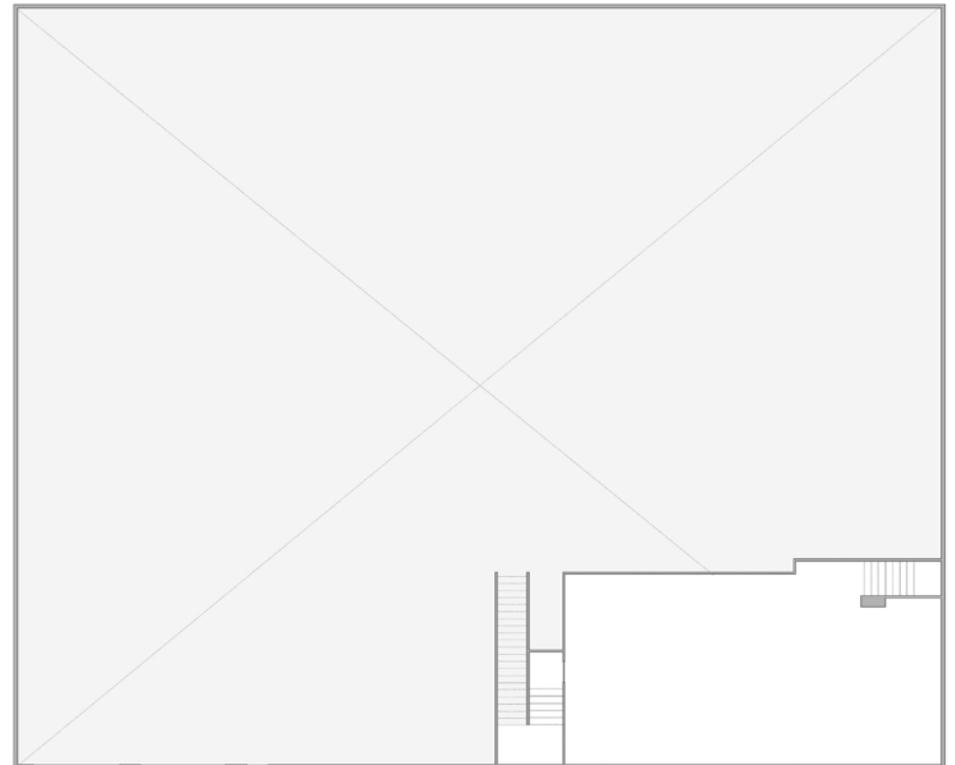


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





AERIAL VIEW



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**28751
W Industry Drive
Valencia, CA**

**Five Point Valencia
Redevelopment
Project
21,500 Homes on
15,000 Acres**

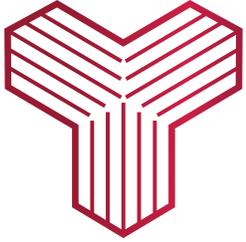
AMENITIES

±600
NEARBY
RESTAURANTS

±2M
ANNUAL
VISITORS

±400
NEARBY STORES
& SHOPPING

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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