

For Lease

51,854 SF High Image Industrial Building

28309 Avenue Crocker
Valencia, CA 91355

28309 avenue crocker

Accelerating success.

Building Highlights



Valencia Industrial Center;
High Image Building



Heavy Power



100% HVAC



2.4:1000 Parking Ratio



LOW OpEx!



Easy Freeway Access &
Close to Amenities



Specifications

| | |
|--------------------------|------------------------------|
| Available SF | 51,854 |
| Monthly Rent | \$75,188 |
| Lease Rate/SF | \$1.45 NNN |
| Triple Net Charges/SF | \$0.11 |
| Clear Height | 22' - 24' |
| GL Doors / Dim | 4 / 10'x14' (2); 14'x14' (2) |
| Power | A:1200, V:480, Ph:3, W:4 |
| Parking Spaces | 123 / 2.37:1 |
| Sprinklered | Yes |
| Office SF | 19,520 |
| Finished Office Mezz. SF | 9,760 |
| Restrooms | 8 |
| Zoning | SCBP |
| Possession | 10/1/2023 |
| To Show | Occupied / Call Agent |

Notes: 1200A currently, up to 2200 possible. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

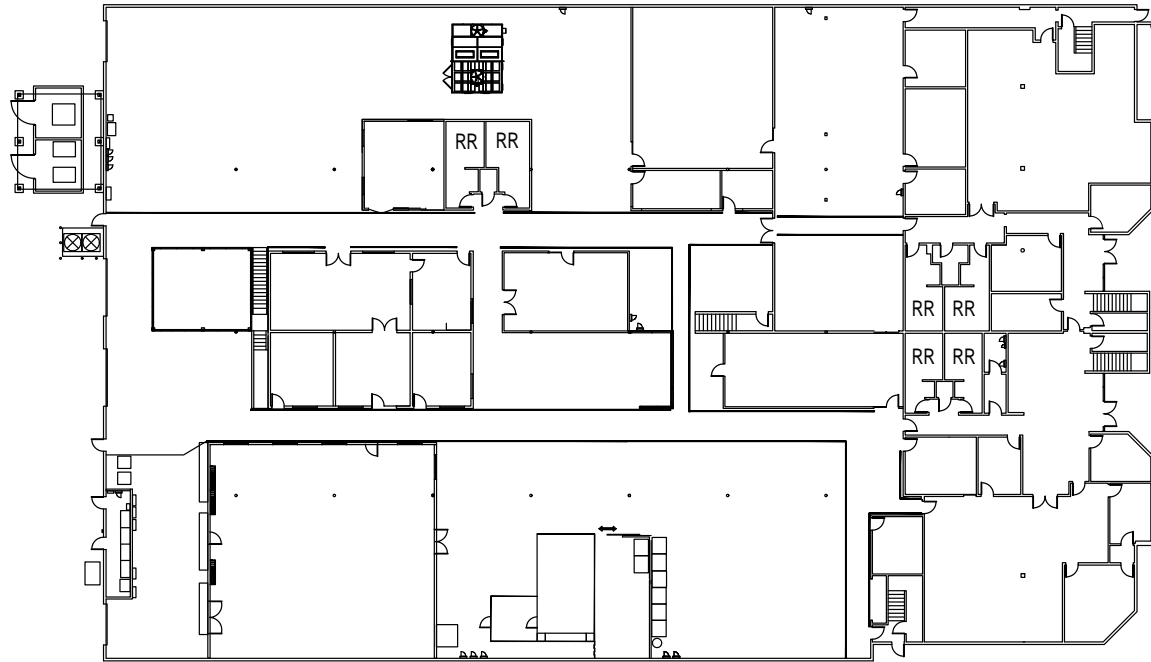


Photos

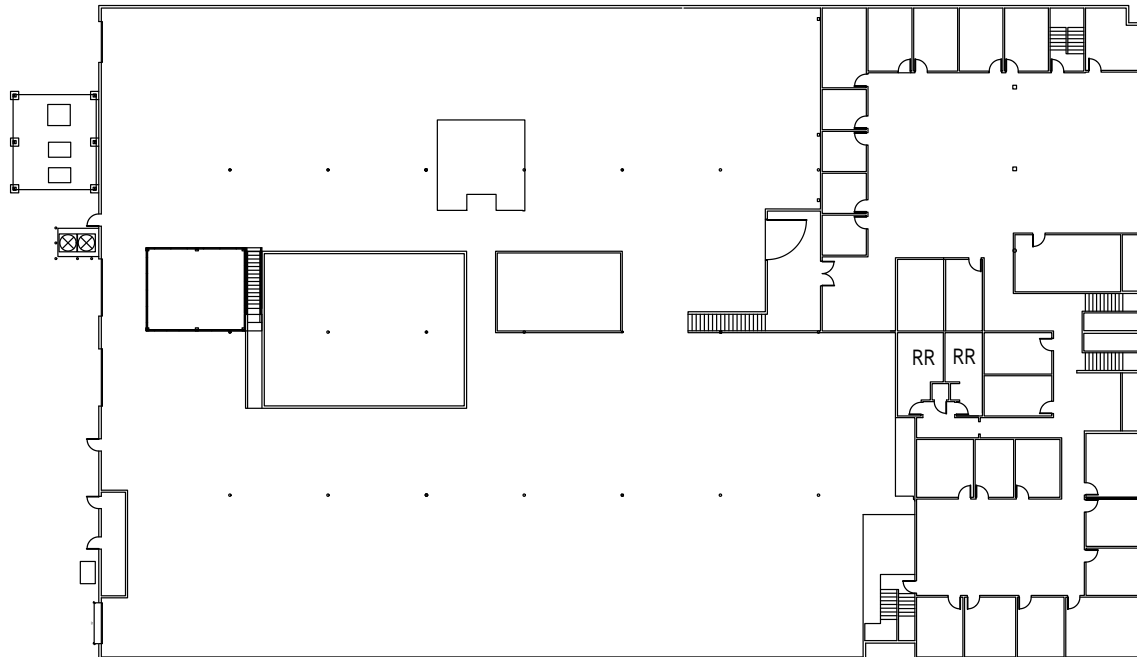


Existing Layouts

First Floor

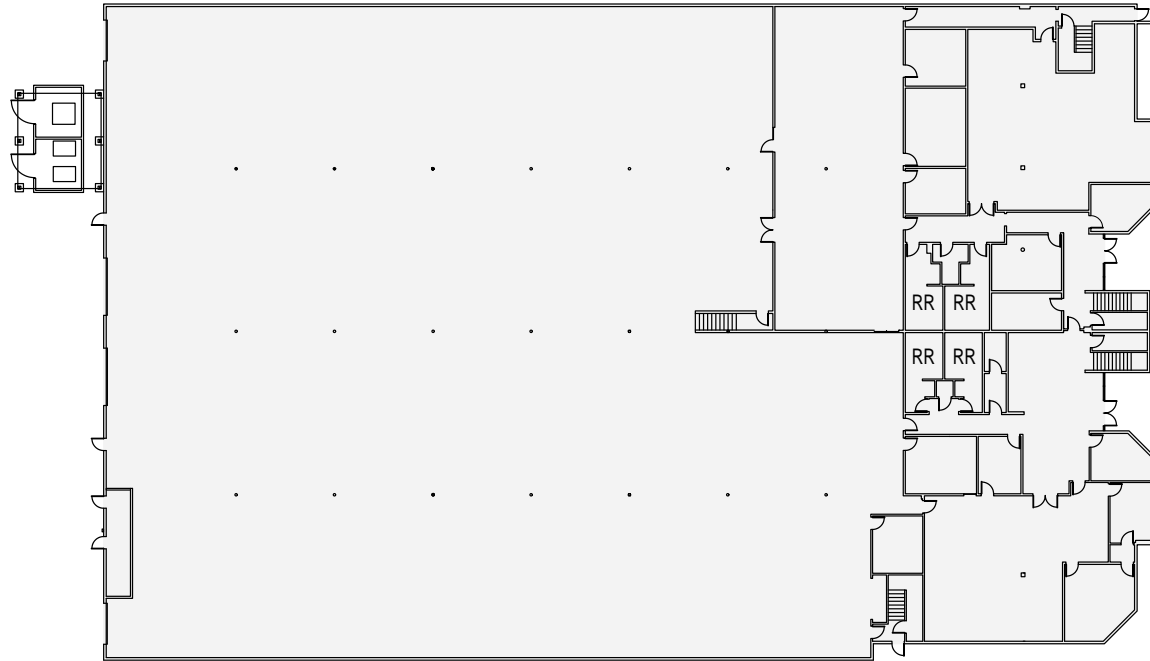


Second Floor

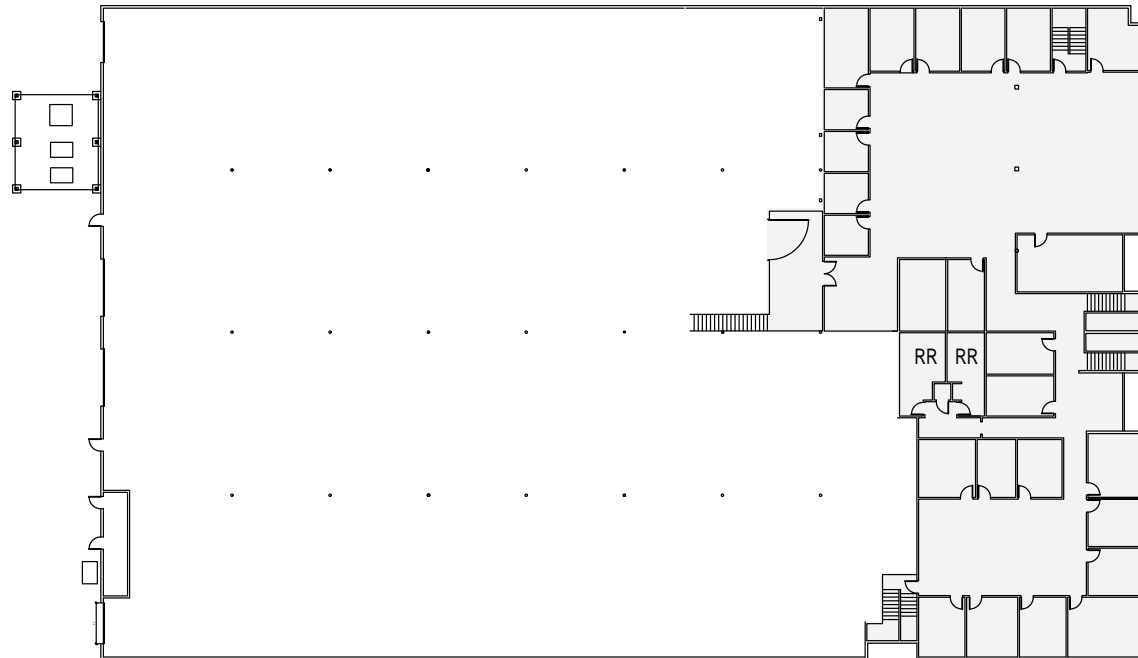


Proposed Layouts

First Floor

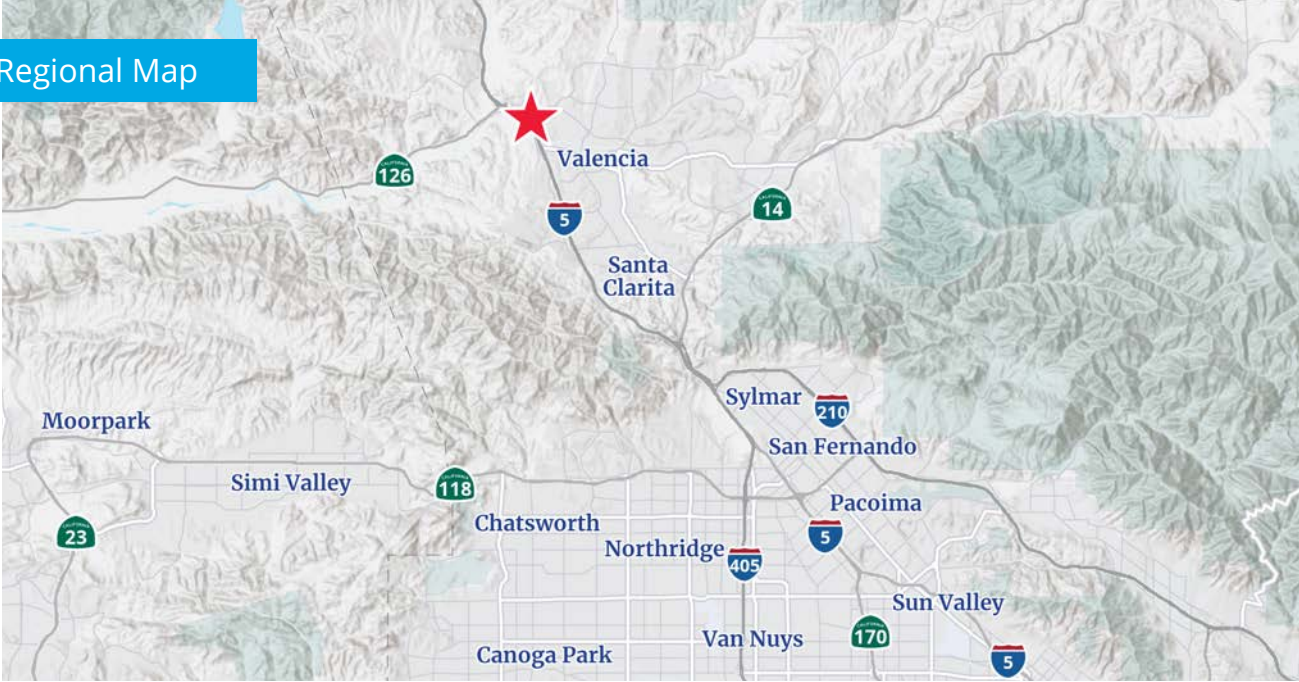


Second Floor



Location Maps

Regional Map



Local Map

