

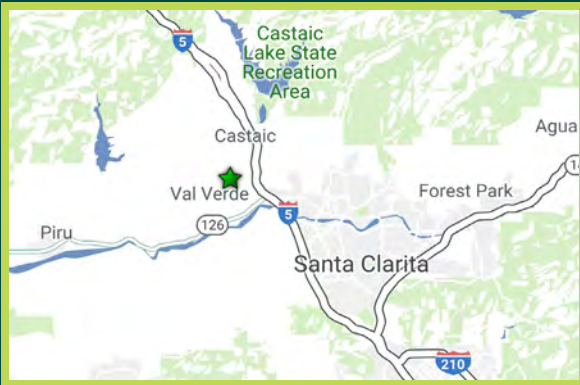
FOR LEASE

28839, 28851, 28863, & 28895
INDUSTRY DRIVE

FOR SUBLEASE

28875 INDUSTRY DRIVE

VALENCIA, CA



PROPERTY HIGHLIGHTS

- State of the Art, Newer Units for Lease
- 24' Clear Height/600 Amp, 480 Volt Power
- All Have Dock and Ground Level Loading
- Excellent 5 and 126 Freeway Access
- Combine Units for up to 45,000 Square Feet

CBRE

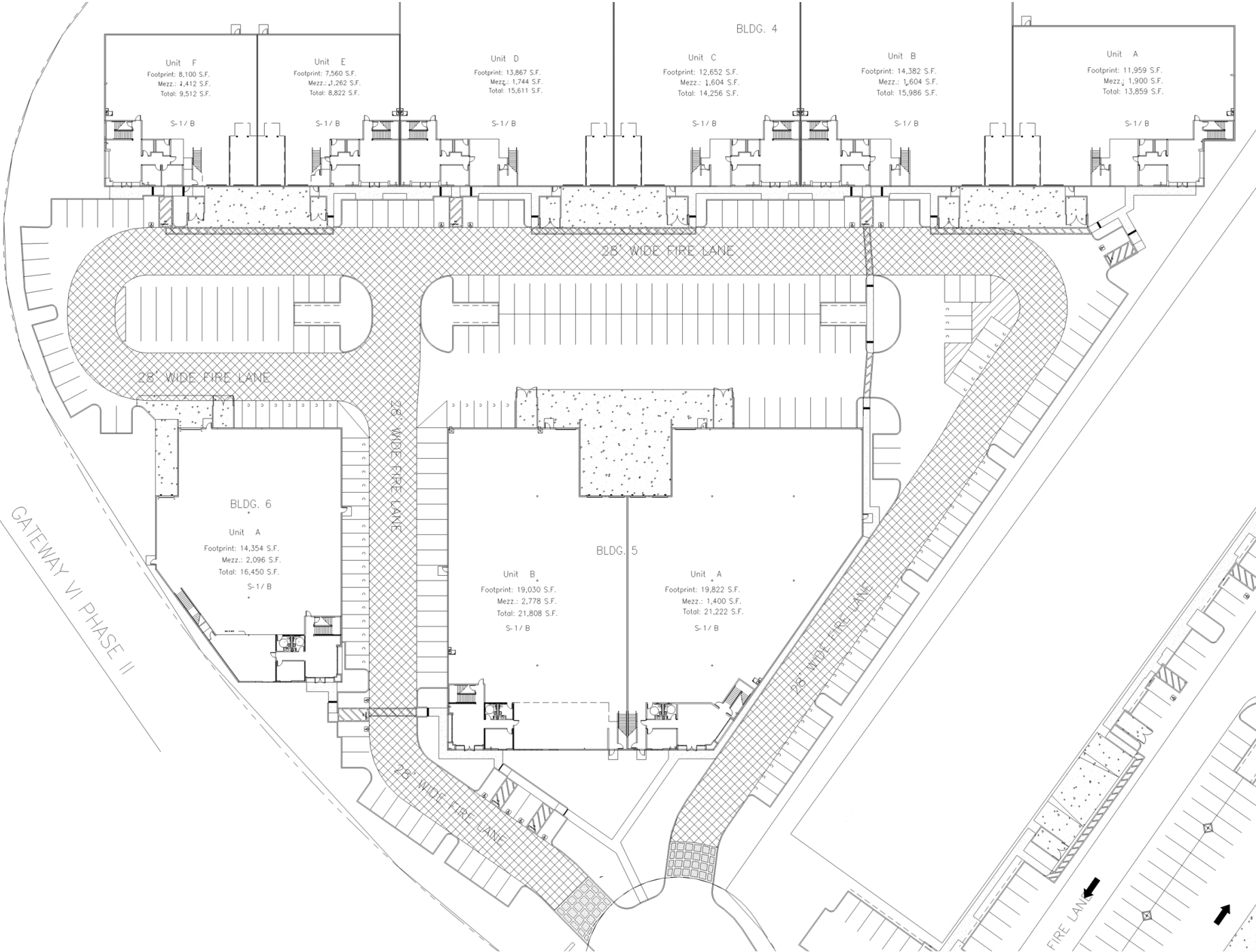
PROPERTY OVERVIEW

AVAILABILITIES

ADDRESS	AVAILABLE SF	OFFICE SF	LEASE RATE	LEASE TYPE	LEASE TYPE	AVAILABILITY DATE
28839 Industry Dr.	15,986	2,960	\$0.87	NNN	Lease	September 2019
28851 Industry Dr.	14,256	2,960	\$0.87	NNN	Lease	September 2019
28863 Industry Dr.	15,611	3,100	\$0.85	NNN	Lease	30 Days
28895 Industry Dr.	16,450	3,359	\$0.89	NNN	Lease	30 Days
28875 Industry Dr.	8,822	2,618	\$1.09	Gross	Sublease	30 Days

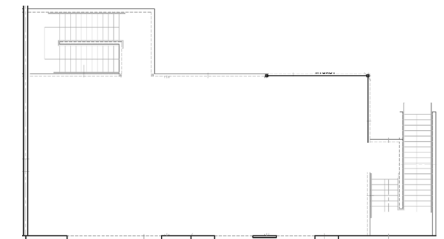


SITE PLAN



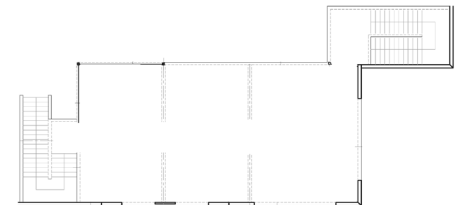
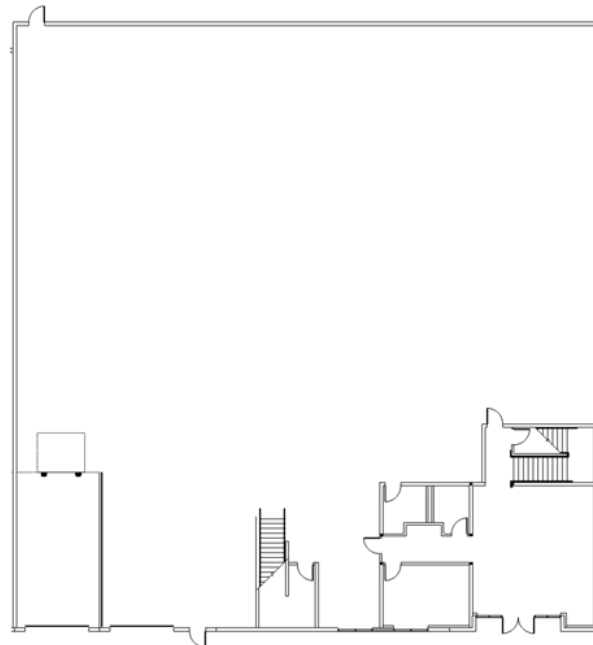
28839 INDUSTRY DRIVE PROPERTY DETAILS

LEASE RATE/SF: \$0.87
LEASE RATE/MONTH: \$13,907.82
LEASE TYPE: NNN
TERMS: 3-5 Years
AVAILABLE SF: 15,986 SF
OFFICE SF/#: 2,960 SF / TBD
PROPERTY TYPE: Warehouse/Distribution
GROUND LEVEL DOORS: 1
TRUCK HIGH/DIM: 1
SPRINKLERED: Yes
CLEAR HEIGHT: 24'
POWER: A:600, V:277/480,
P:3, W:4
PARKING SPACES/RATIO: 31 / 1.9:1
OFFICE HVAC: Yes
RESTROOMS: 6
ZONING: M-1.5DP
APN#: 2866-060-063
POSSESSION: 30 Days
TO SHOW: Call Agent



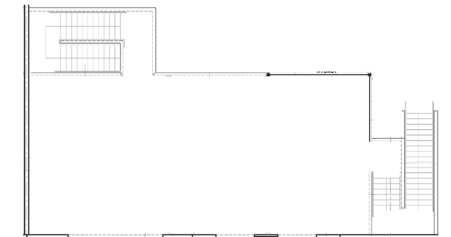
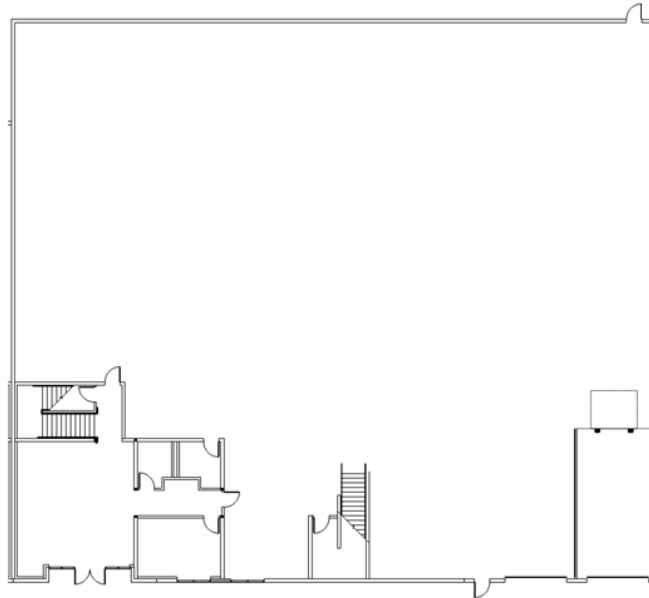
28851 INDUSTRY DRIVE PROPERTY DETAILS

LEASE RATE/SF: \$0.87
LEASE RATE/MONTH: \$12,405
LEASE TYPE: NNN
TERMS: 3-5 Years
AVAILABLE SF: 14,259 SF
OFFICE SF/#: 2,960 SF / TBD
PROPERTY TYPE: Warehouse/Distribution
GROUND LEVEL DOORS: 1
TRUCK HIGH/DIM: 1
SPRINKLERED: Yes
CLEAR HEIGHT: 24'
POWER: A:600, V:277/480,
P:3, W:4
PARKING SPACES/RATIO: 28 / 1.9:1
OFFICE HVAC: Yes
RESTROOMS: 4
ZONING: M-1.5DP
APN#: 2866-060-063
POSSESSION: 30 Days
TO SHOW: Call Agent



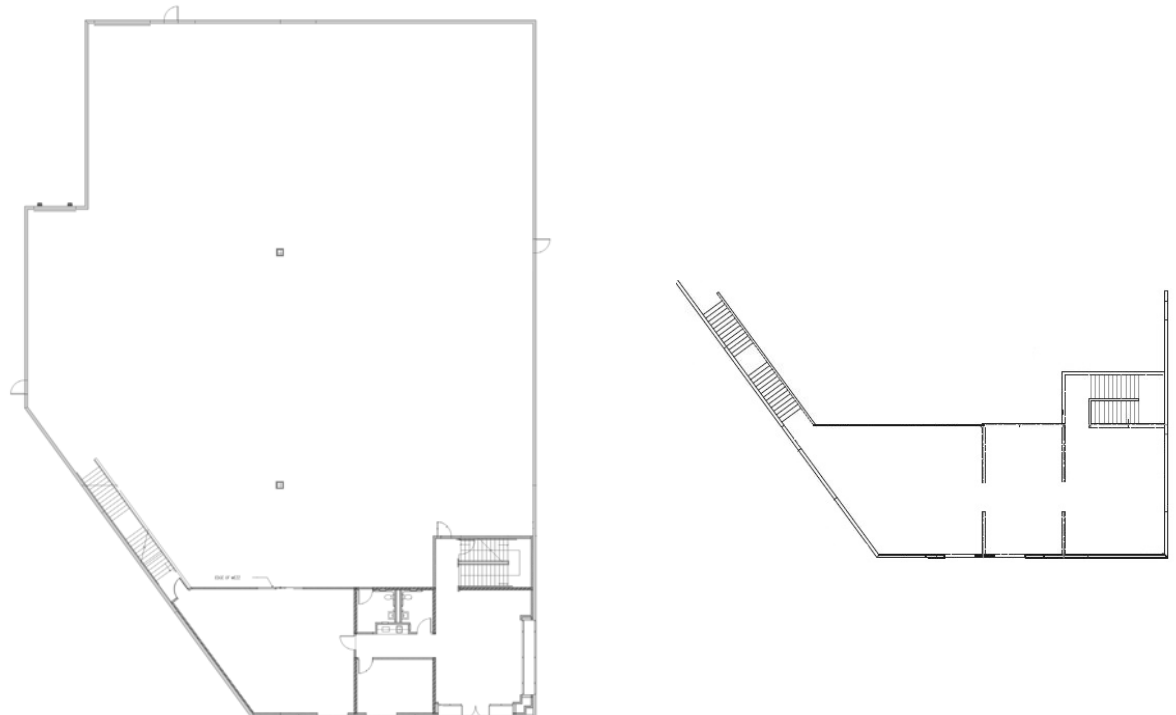
28863 INDUSTRY DRIVE PROPERTY DETAILS

LEASE RATE/SF: \$0.85
LEASE RATE/MONTH: \$13,269
LEASE TYPE: NNN
TERMS: 3 - 5 Years
AVAILABLE SF: 15,611 SF
OFFICE SF/#: 3,100 SF / 4
PROPERTY TYPE: Warehouse/Distribution
GROUND LEVEL DOORS: 1
TRUCK HIGH/DIM: 1
SPRINKLERED: Yes
CLEAR HEIGHT: 24'
POWER: A:600, V:277/480,
P:3, W:4
PARKING SPACES/RATIO: 30 / 2.0:1
OFFICE HVAC: Yes
RESTROOMS: 4
ZONING: M-1.5DP
APN#: 2866-060-063
POSSESSION: 30 Days
TO SHOW: Call Agent



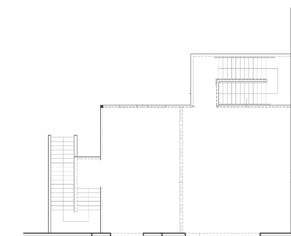
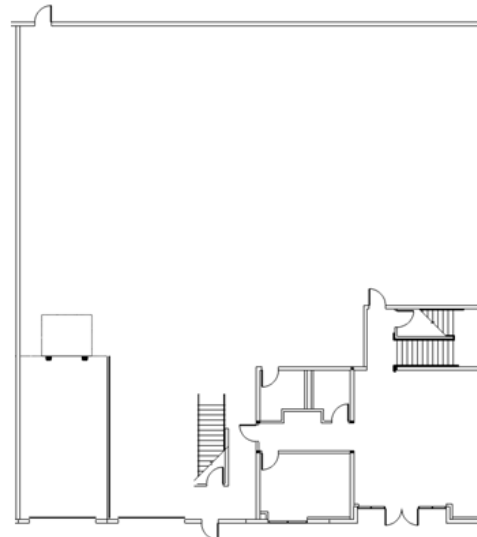
28895 INDUSTRY DRIVE PROPERTY DETAILS

LEASE RATE/SF: \$0.89
LEASE RATE/MONTH: \$14,641
LEASE TYPE: NNN
TERMS: 3 - 5 Years
AVAILABLE SF: 16,450 SF
OFFICE SF/#: 3,359 SF / 5
PROPERTY TYPE: Warehouse/Distribution
GROUND LEVEL DOORS: 1
TRUCK HIGH/DIM: 1
SPRINKLERED: Yes
CLEAR HEIGHT: 24'
POWER: A:600, V:277/480,
P:3, W:4
PARKING SPACES/RATIO: 33 / 1:1
OFFICE HVAC: Yes
RESTROOMS: 4
ZONING: M-1.5DP
APN#: 2866-060-063
POSSESSION: 30 Days
TO SHOW: Call Agent



28875 INDUSTRY DRIVE PROPERTY DETAILS

LEASE RATE/SF: \$1.09
LEASE RATE/MONTH: \$9,616
LEASE TYPE: Gross
TERMS: Sublease through 6/30/21
AVAILABLE SF: 8,822 SF
OFFICE SF/#: 2,618 SF / TBD
PROPERTY TYPE: Warehouse/Distribution
GROUND LEVEL DOORS: 1
TRUCK HIGH/DIM: 1
SPRINKLERED: Yes
CLEAR HEIGHT: 24'
POWER: A:600, V:277/480,
P:3, W:4
PARKING SPACES/RATIO: 17 / 2.0:1
OFFICE HVAC: Yes
RESTROOMS: 4
ZONING: M-1.5DP
APN#: 2866-060-063
POSSESSION: 30 Days
TO SHOW: Call Agent



FOR MORE INFORMATION, PLEASE CONTACT:



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CBRE