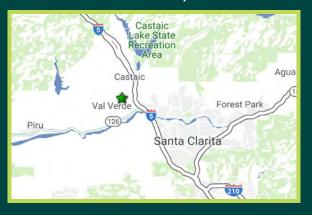
#### **FOR LEASE**

28839, 28851, 28863, & 28895 INDUSTRY DRIVE

#### FOR SUBLEASE

28875 INDUSTRY DRIVE

#### VALENCIA, CA





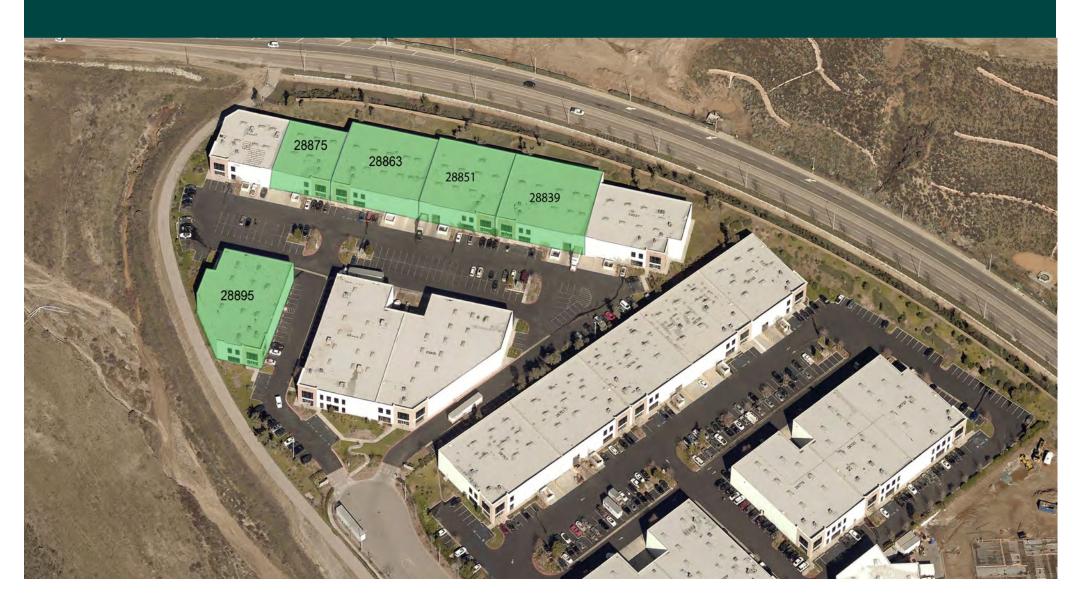
#### PROPERTY HIGHLIGHTS

- 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

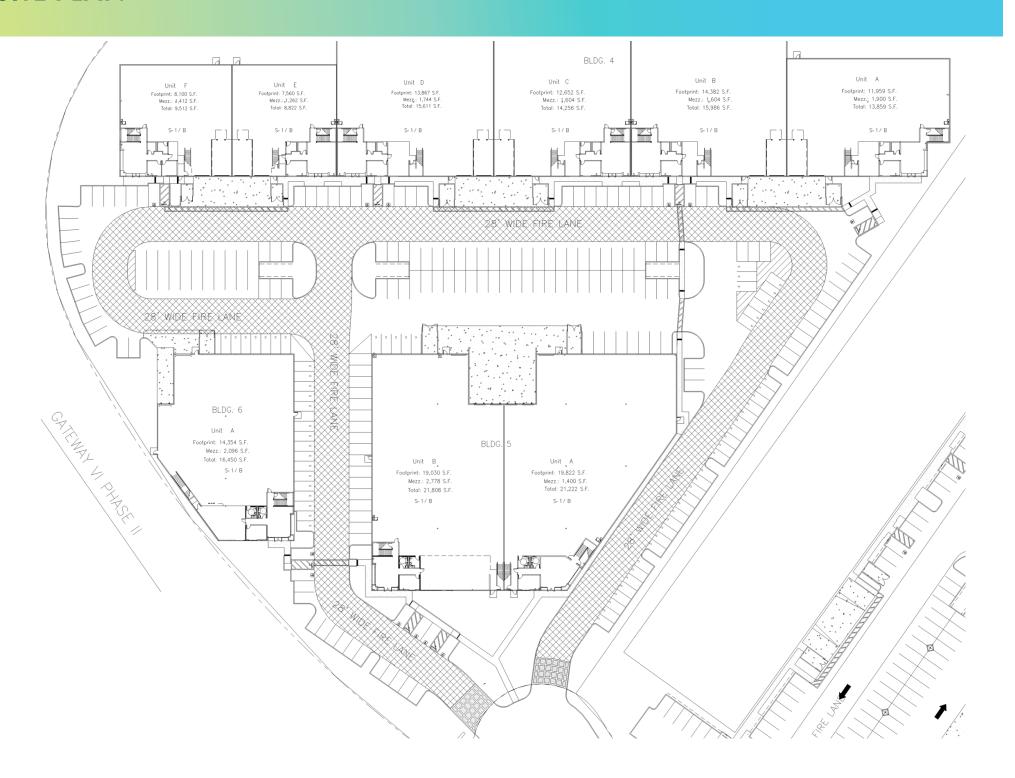
**CBRE** 

# PROPERTY OVERVIEW AVAILABILITIES

ADDRESS	AVAILABLE SF	OFFICE SF	LEASE RATE	LEASE TYPE	LEASE TYPE	AVAILABILITY DATE
28839 Industry Dr.	15,986	2,960	<b>\$</b> 0.87	NNN	Lease	September 2019
28851 Industry Dr.	14,256	2,960	\$0.8 <i>7</i>	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



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

 ${\sf SPRINKLERED}\colon \textbf{Yes}$ 

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

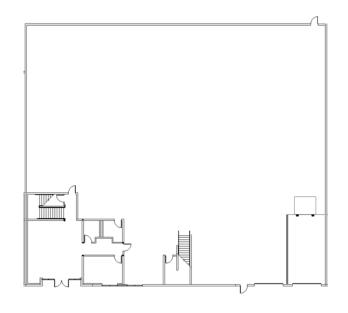
APN#: 2866-060-063

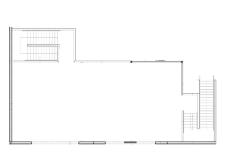
POSSESSION: 30 Days

TO SHOW: Call Agent









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

 ${\sf SPRINKLERED}\colon \textbf{Yes}$ 

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

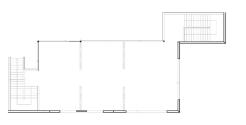
POSSESSION: 30 Days

TO SHOW: Call Agent









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

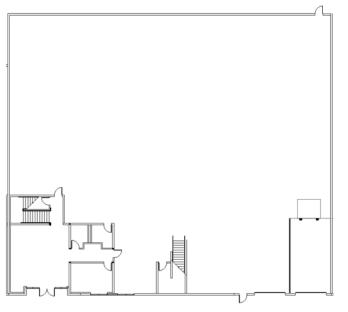
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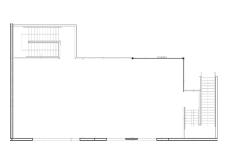
POSSESSION: 30 Days

TO SHOW: Call Agent









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

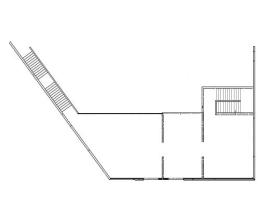
APN#: 2866-060-063

POSSESSION: 30 Days
TO SHOW: Call Agent









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

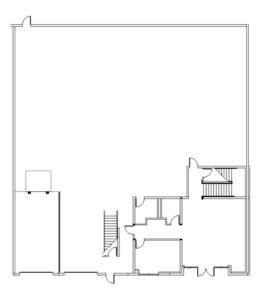
ZONING: M-1.5DP

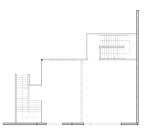
APN#: 2866-060-063

POSSESSION: 30 Days
TO SHOW: Call Agent









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