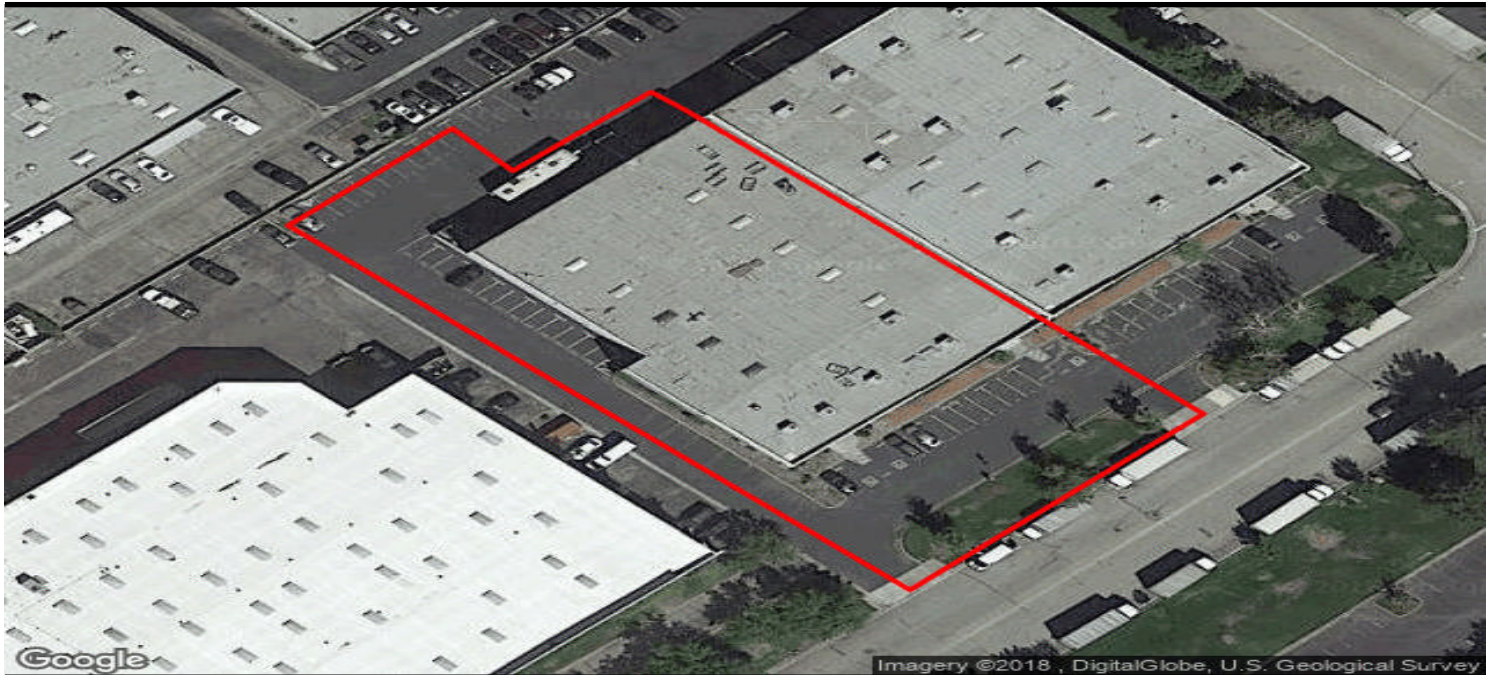


Available SF 11,025 SF

Industrial For Lease

Building Size 20,182 SF



Property Name: Valencia Industrial Center
Address: 24715 Avenue Rockefeller, Santa Clarita, CA 91355
Cross Streets: Avenue Rockefeller/Ave Mentry

- *High Image / Valencia Industrial Center*
- *Good Ceiling Clearance / Clear Span Building*
- *Clean, Functional, Impressive Office Space*
- *Skylights / Sprinklers / Good Parking*

Lease Rate/Mo:	\$12,017	Sprinklered:	Yes	Office SF / #:	2,800 SF
Lease Rate/SF:	\$1.09	Clear Height:	19'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	11,025 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	
Minimum SF:	11,025 SF	A: 800 V: 480/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1988	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 22 / Ratio: 2.0:1		Vacant:	Yes
Taxes:	\$33,367 / 2018	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Santa Clarita
Zoning:	BP			APN#:	2811-027-028

Listing Company: CBRE
Agents: [Matthew Dierckman 818-502-6752](#), [David Harding 818-502-6731](#), [Greg Geraci 818-502-6741](#), [William Walk 818-502-6733](#)
Listing #: 23430026 **Listing Date:** 06/10/2019 **FTCF:** CB250N000S000
Notes: Taxes are for entire building. CAM's are approximately \$0.085 PSF/month and include HVAC maintenance/replacement.