

# 28416 CONSTELLATION RD

OFFICE/INDUSTRIAL CONDOMINIUM FOR SALE | 3,584 SQFT



SANTA CLARITA  
CALIFORNIA



**David Stratton**  
Associate  
661-212-1308  
David@StrattonCRE.com  
CA DRE #02034297

**Robert Stratton**  
CEO/Broker Officer  
661-212-5699  
Robert@StrattonCRE.com  
CA DRE #01182000



28416 CONSTELLATION ROAD

# INDUSTRIAL OFFICE FOR SALE

Stratton International is pleased to present the market with the opportunity to purchase the property at 28416 Constellation Rd, a 3,584 square feet two-story Industrial office warehouse located in the Spectrum Business Park within the Rye Canyon Business Park. Located just minutes from Valencia Town Center, Hyatt Hotel & Conference Center, I-5 Freeway and Highway 126.



**3,584**  
SQUARE FEET



**\$1,050,000**  
\$293 PER SQFT



**6 + 1 ADA**  
PARKING SPACES



**200A**  
120-208V 3P 4W





# HIGH-CEILING WAREHOUSE WITH HVAC & ACCESS VIA TRUCK WELL



**10' x 12'**  
TRUCK DOOR



**23 FT**  
WAREHOUSE HEIGHT





# High-Image Versatile Condo



## Ground Floor

- Beautiful Reception / Lobby
- Large Private Office
- Kitchenette
- Private Restroom
- Warehouse with HVAC, 10' x 12' truck door, side entrance, and private warehouse office.

## Second Floor

- Glass Partitions
- Two Large Private Offices
- Conference Room
- Sweeping Windows







★ **28416 Constellation Rd, Santa Clarita, CA 91355**

**David Stratton**

Associate

661-212-1308

David@Stratton1.com

CA DRE #02034297

**Robert Stratton**

CEO/Broker Officer

661-212-5699

Robert@Stratton1.com

CA DRE #01182000

