

25070

AVENUE TIBBITTS

INDUSTRIAL BUILDING
FOR SALE



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

25070 AVENUE TIBBITTS, VALENCIA, CA 91355



ALKA
VIDA

QMP

25070

25070 AVENUE TIBBITTS

VERSATILE HIGH-IMAGE INDUSTRIAL BUILDING

Stratton International, Inc. is excited to offer the market with the opportunity to purchase 25070 Avenue Tibbitts, Valencia, CA 91355, an attractive 25,494 square foot industrial property. This beautiful building features high-image office space connected to a tall 20,000± square foot warehouse with a newly added steel frame mezzanine. Ample parking is provided with 44 reserved spaces and abundant street parking. This Building is located in Valencia, CA near Interstate 5, Highway 14 and is in close proximity to major retail.



19%± OFFICE
81%± WAREHOUSE



CALL
FOR PRICE

M1.5
ZONING

25,494
BUILDING SF

45,290
LOT SF

400A/480V
POWER (3 PHASE, 4 WIRE)



OFFICE

5,000± SQ.FT.

Located at the front of the property is a tiled lobby and full administrative office build-out including an impressive conference room with wrap-around floor to ceiling windows.

WAREHOUSE

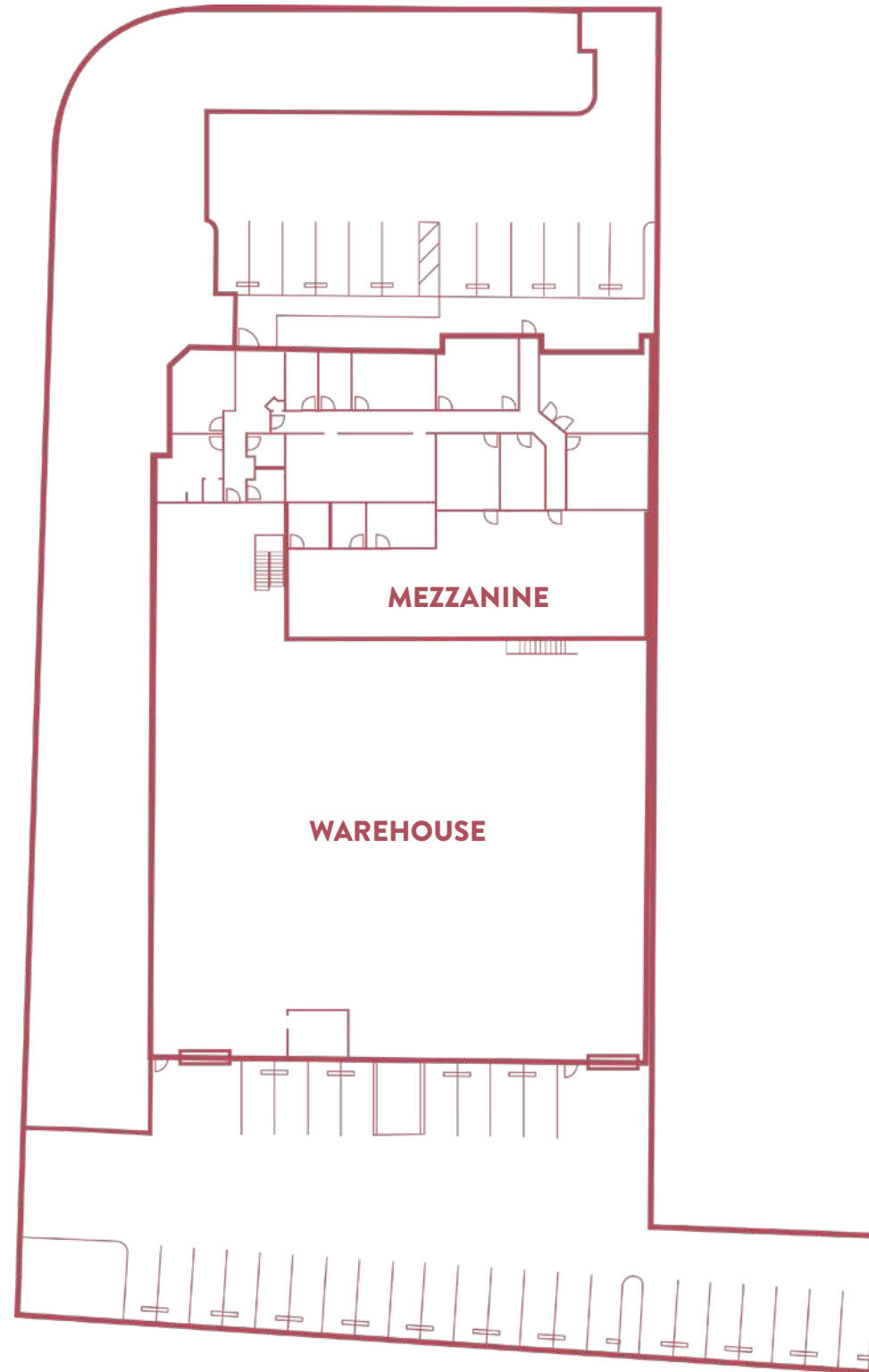
16,000± SQ.FT.

Comprised of approximately 16,000± square feet of raw space, this warehouse features an open floor plan, 22' ft ceilings and dual 12' x 14' drive-in doors.

MEZZANINE

4,000± SQ.FT.

The 4,000± square feet steel frame mezzanine sits elevated just behind the offices. This versatile room is the perfect companion to a large warehouse, offering a clean and controlled space.



**10 HIGH-IMAGE
PRIVATE OFFICES**

**4 PRIVATE
RESTROOMS**

**CONFERENCE
ROOM**

**TWO 12'x14'
TRUCK DOORS**

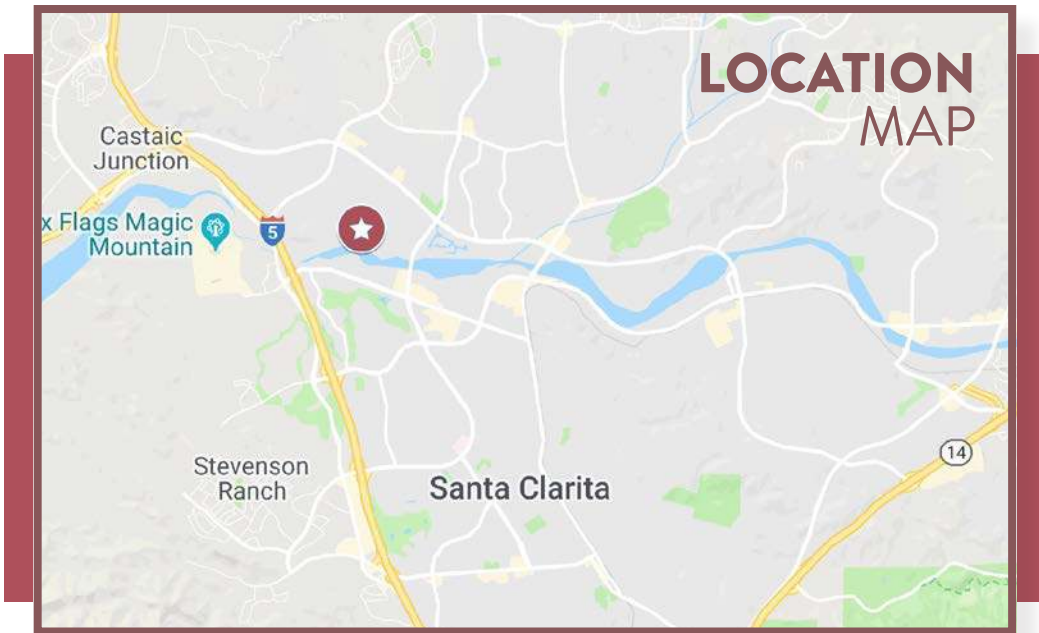
**TALL 22'
CEILINGS**

**WAREHOUSE
& MEZZANINE**



LOCATION VALENCIA, CA

25070 Avenue Tibbitts is well-positioned in Valencia, CA just minutes from Interstate 5 and Highway 126. Located in the Valencia Industrial Center, on the corner of Avenue Tibbitts and Avenue Hopkins.

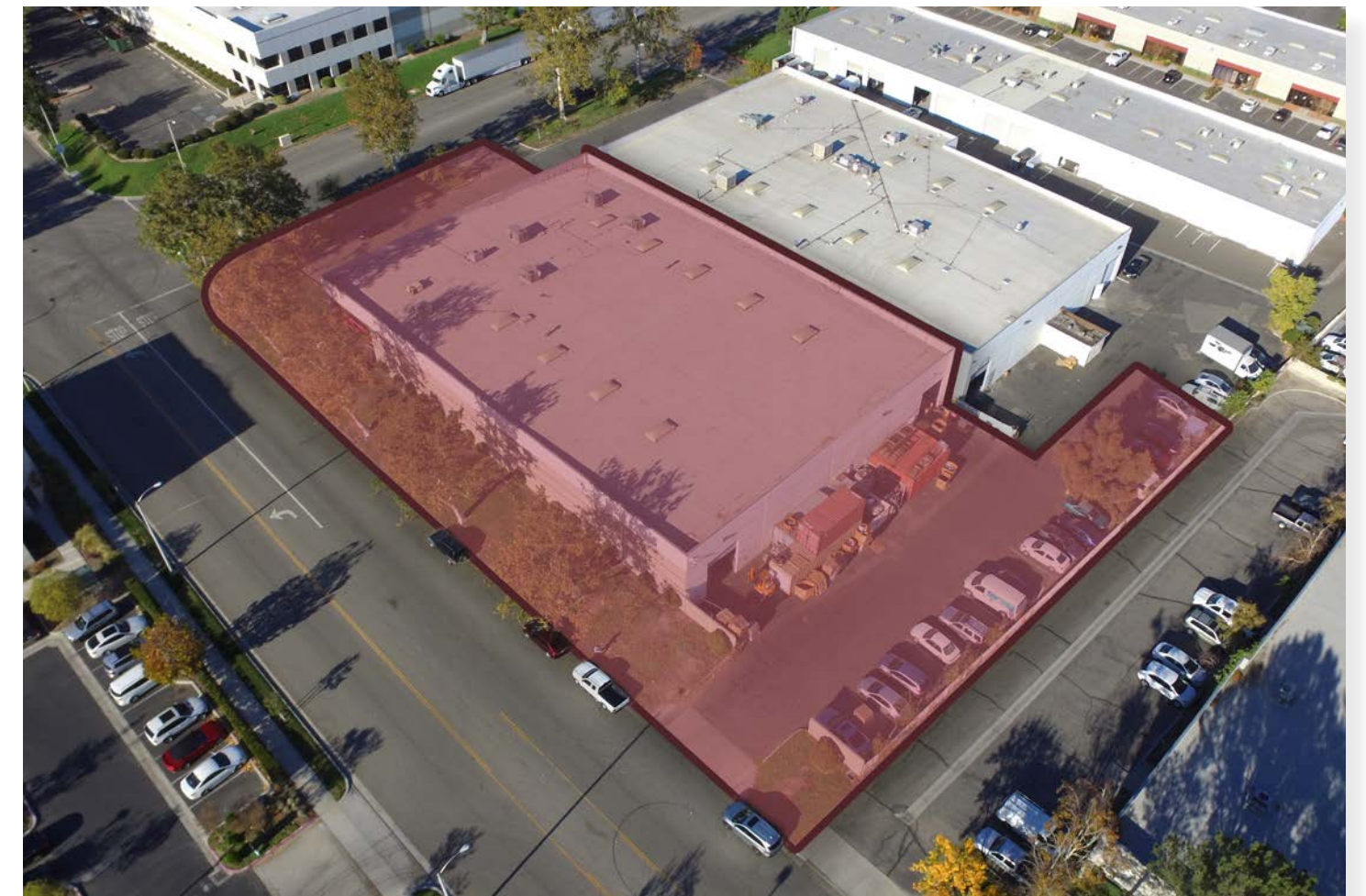
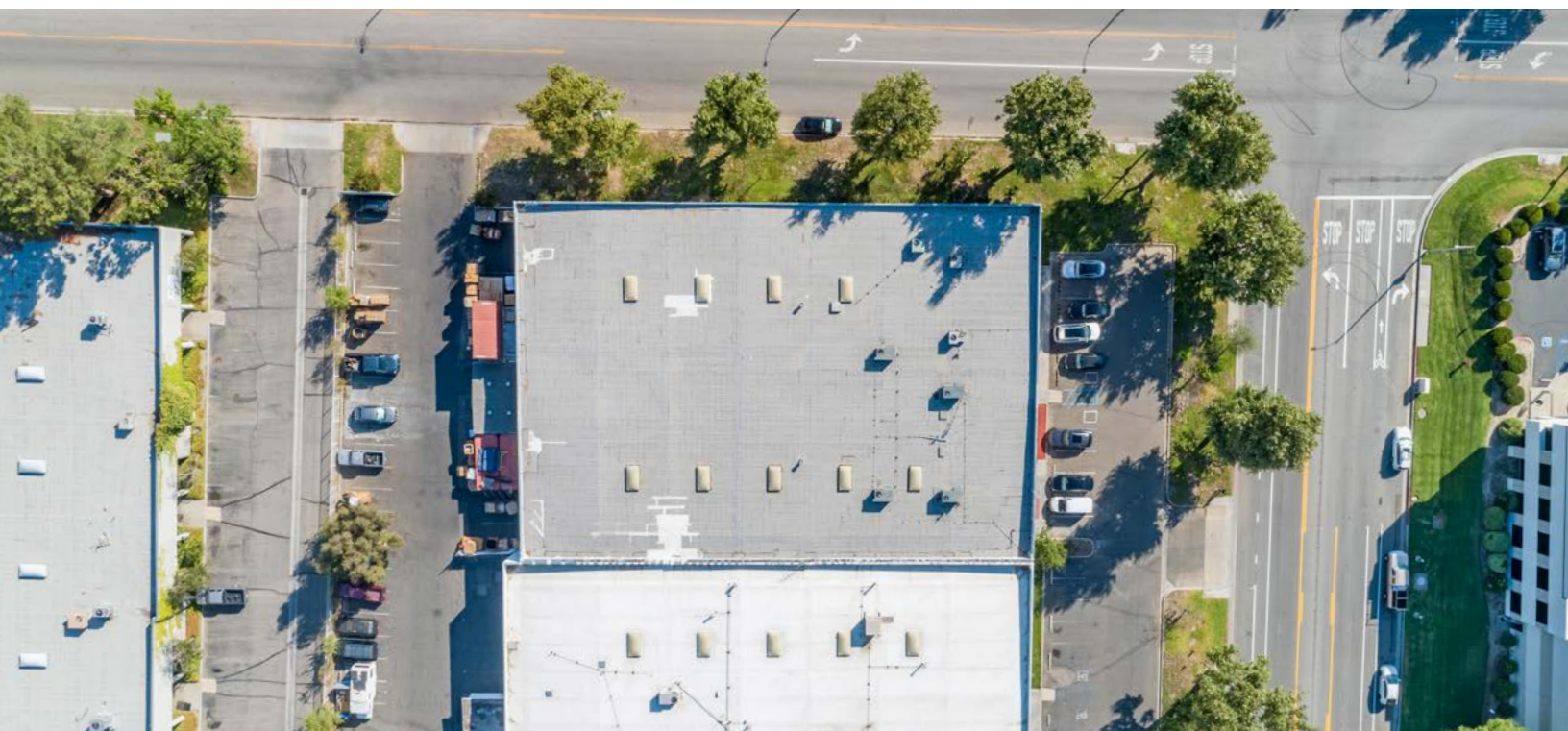


 **VALENCIA**
CALIFORNIA

 **INDUSTRIAL**
CENTER

 **FREWAY**
ACCESS

 **NEARBY**
AMENITIES



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VALENCIA, CA 91355

FOR MORE INFORMATION:

Daniel Stratton

Senior Associate

661-414-6364

Daniel@StrattonCRE.com

CA BRE #01986597

Robert A. Stratton Jr.

CEO/Broker Officer

661-212-5699

Robert@StrattonCRE.com

CA BRE #01182000

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