



VALENCIA, CA

**29021 AVENUE SHERMAN  
SUITE #112**

2,254 SQ.FT. INDUSTRIAL CONDO FOR SALE

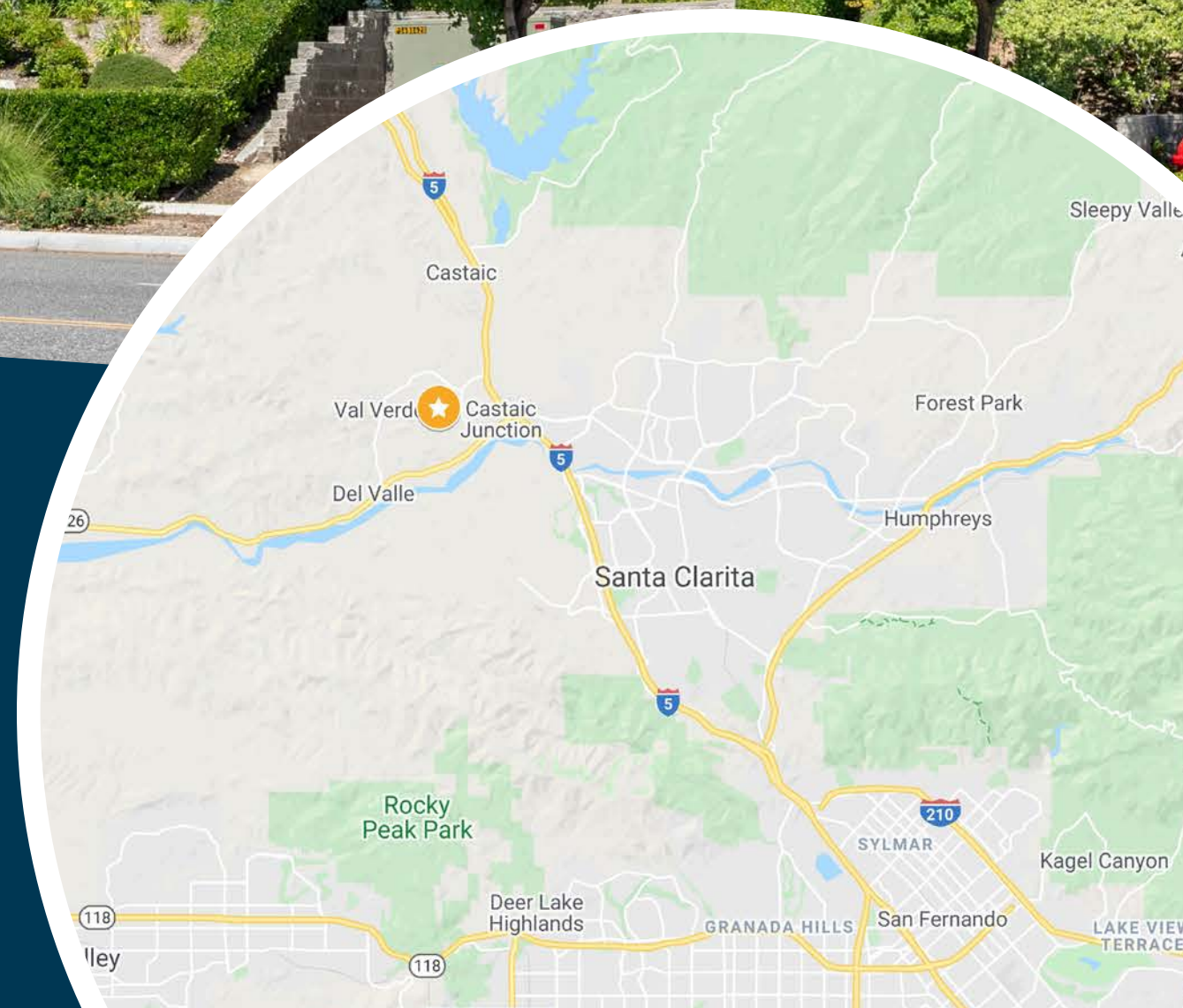




## VALENCIA COMMERCE CENTER

# AVENUE SHERMAN BUSINESS PARK

The Valencia Commerce Center is located in the northwest quadrant of Interstate 5 & Route 126, developed by Newhall Land/FivePoint Communities. Santa Clarita's attractive business incentives and abundance of local resources make this location a premiere spot for businesses in need of affordable industrial space well-connected to the rest of Southern California.



29021 AVENUE SHERMAN SUITE #112

APN 3271-027-068

# INDUSTRIAL WAREHOUSE

## HIGH CEILING WAREHOUSE W/ OFFICE SPACE

Stratton International, Inc. is pleased to present Suite 112 for sale at the Avenue Sherman Business Park. This 2,254 sq.ft. industrial condo is equipped with a **massive 1,827 sq.ft. warehouse with 18' ft. ceiling** connected to **427 sq.ft. of professional office space**. Tenants will appreciate the ample parking and large 12'x14' ground level truck door.

**CALL  
PRICE**

**2,254  
BLDG SQ.FT.**

**2.2/1,000 SF  
PARKING SPACES**

**BP  
ZONING**

**2005  
YEAR BUILT**





## RECEPTION & PRIVATE OFFICE

### HIGH-IMAGE OFFICE SPACE

Welcome visitors into your gorgeous reception with connected private office. The area is filled with natural light from the floor-to-ceiling windows and features beautiful laminate flooring.





## **WAREHOUSE SPACE**

GROUND LEVEL LOADING & TALL CEILINGS

# Valencia's Newhall Ranch

20,000 Homes In Development!



29021 AVENUE SHERMAN

## AERIAL VIEW





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**29021 AVENUE SHERMAN SUITE 112**  
2,254 SQ.FT. WAREHOUSE/OFFICE

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