

FOR SUBLEASE

**25570**  
**RYE CANYON RD**  
VALENCIA, CA 91355

UNIT J



**STRATTON**  
INTERNATIONAL

STRATTONINTERNATIONAL.COM



**STRATTON**  
INTERNATIONAL

# 25570 RYE CANYON RD

VALENCIA, CA 91355

## UNIT J – FOR SUBLEASE

\$1.40 PSF/Mo + \$250 CAM  
Through June 2024



### Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonInternational.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.







OFFERING SUMMARY

# 25570 RYE CANYON RD – #J INDUSTRIAL CONDO FOR SUBLEASE

Stratton International is thrilled to highlight a distinctive sublease opportunity through June 2024 at 25570 Rye Canyon Rd, Unit J, nestled in the bustling Valencia Industrial Center. This compact 1,600 sq.ft. industrial unit seamlessly blends minimal office spaces with practical industrial features.

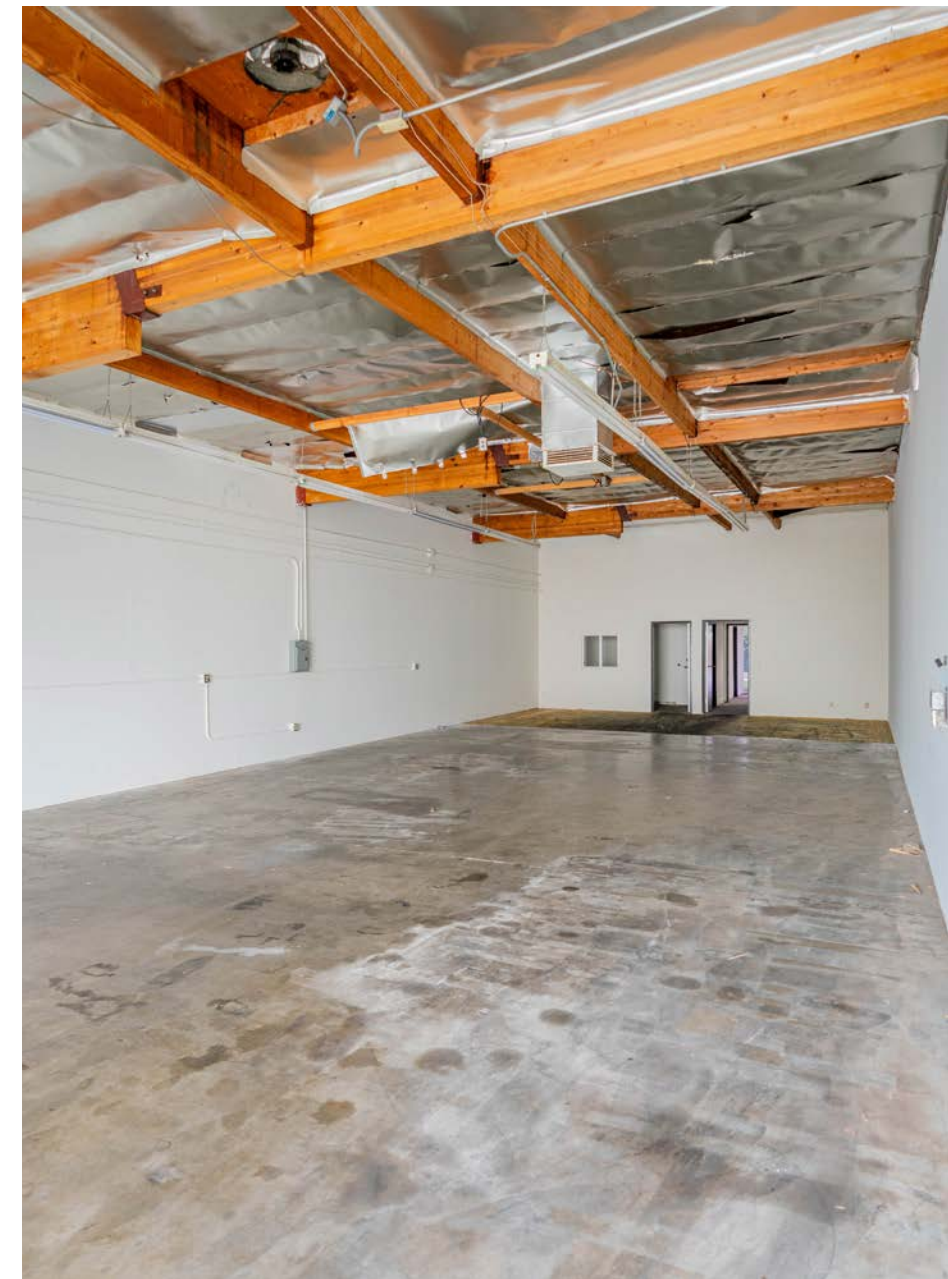
The unit showcases a 9'x10' ft drive-thru truck door, 13 ft clear height warehouse space, and the added benefit of building signage. With its strategic position close to key amenities and the 5 Freeway, this space promises convenience and functionality. Reach out to Robert Stratton for a deeper dive into this prime industrial unit offering.

## UNIT J DETAILS

<b>UNIT SQ.FT</b> .....	2,500±
<b>LOADING</b> .....	1x 9'x10' Ft.
<b>CLEAR HEIGHT</b> .....	13' Ft.
<b>APN</b> .....	2866-008-018
<b>ZONING</b> .....	BP

















# 25570 RYE CANYON RD

VALENCIA, CA 91355

## UNIT J FLOOR PLAN



### Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonInternational.com



SCAN, TAP or CLICK!

The information in this floorplan has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.









**25570**  
**RYE CANYON RD**  
VALENCIA, CA 91355

**UNIT J - FOR SUBLEASE**

**FOR MORE INFORMATION:**



**Robert Stratton**

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

[Robert@StrattonInternational.com](mailto:Robert@StrattonInternational.com)

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

