

FOR SUBLEASE

28334
INDUSTRY DRIVE

VALENCIA, CA 91355



INDUSTRIAL / FLEX
35,310 SF on 2.10 ACRES

STRATTONCRE.COM





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VALENCIA, CA 91355

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Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.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

28334 INDUSTRY DR

FREESTANDING INDUSTRIAL / FLEX

Stratton Commercial Real Estate is pleased to present a prime sublease opportunity at 28334 Industry Dr, Valencia, CA. This 35,310 sq.ft. corporate image facility is ideal for manufacturing, flex, and R&D uses. With a 24' clear height and powerful 800A, 480V, 3-phase, 4-wire electrical setup, this facility is equipped to meet a variety of industrial demands.

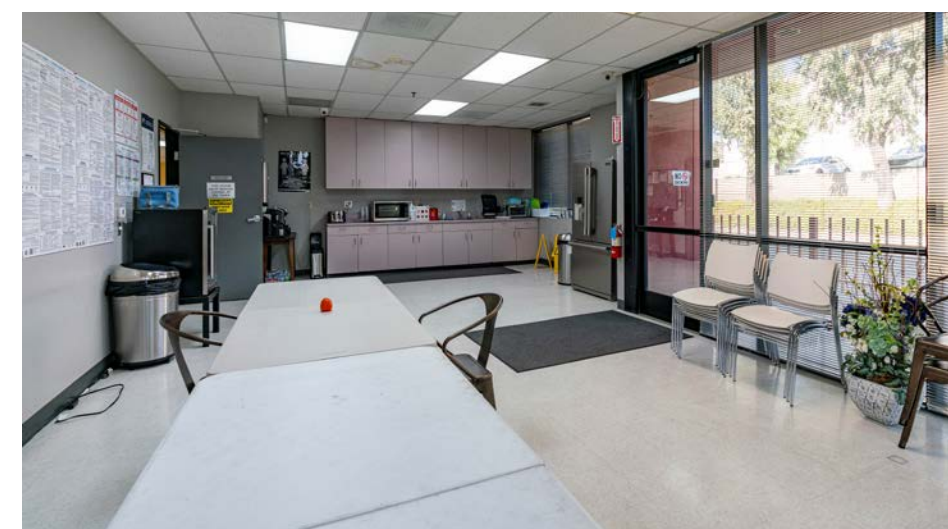
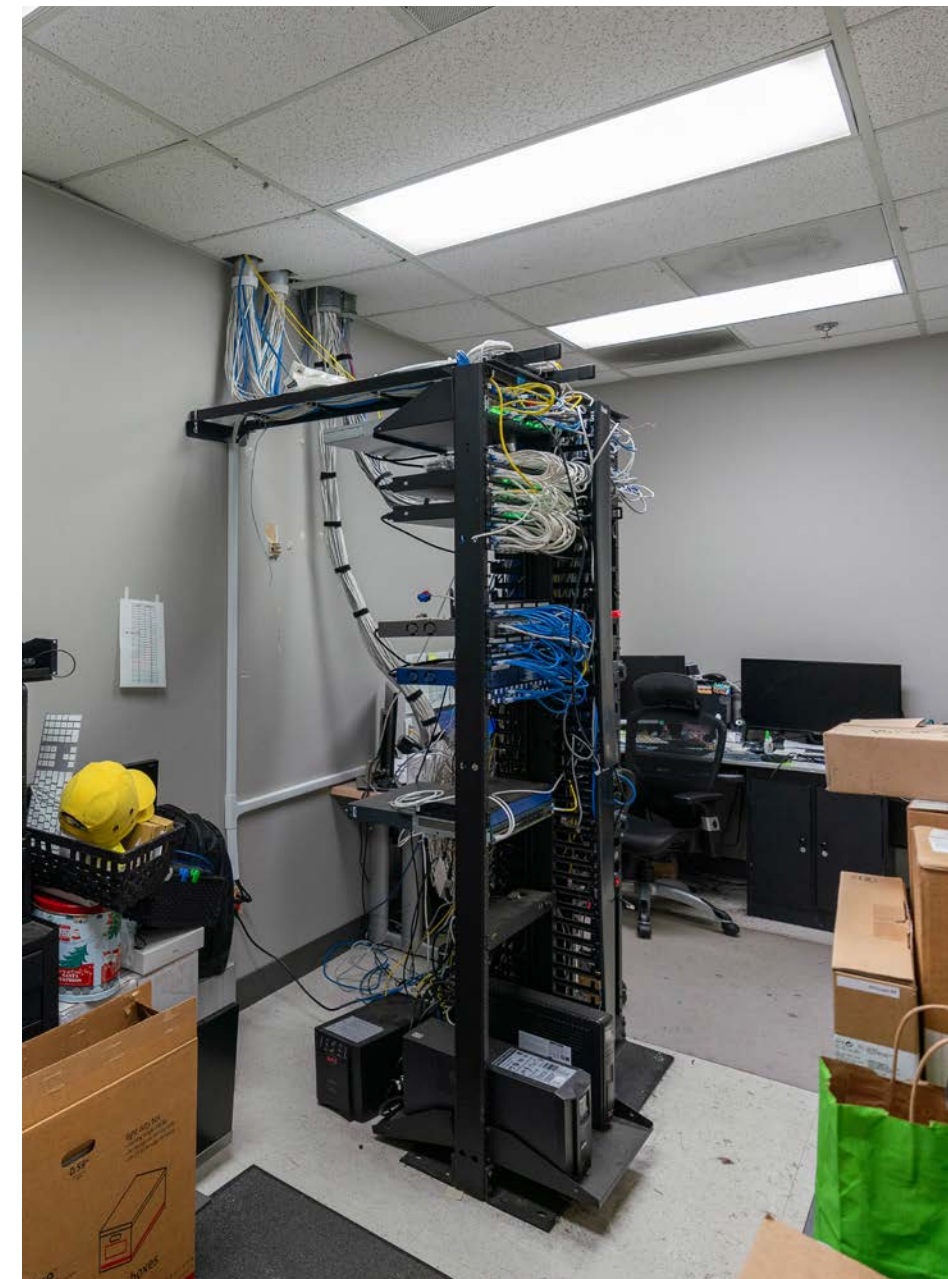
The property features excellent truck access with 2 dock-high doors and 2 12'x14' ground-level doors, along with a 2.5:1,000 parking ratio for added convenience. Its strategic location near the 5 and 126 freeways ensures seamless connectivity. Contact Robert Stratton for more information or to schedule a property walkthrough.

BUILDING SQ.FT	35,310±
LOT SIZE SQ.FT	91,476±
YEAR BUILT	1995
FLOORS	1
APN(S)	3271-024-078
BUILDING HEIGHT	24' FT
LOADING DOORS	2X DOCKS, 2X GROUND-LEVEL
ZONING	M1.5

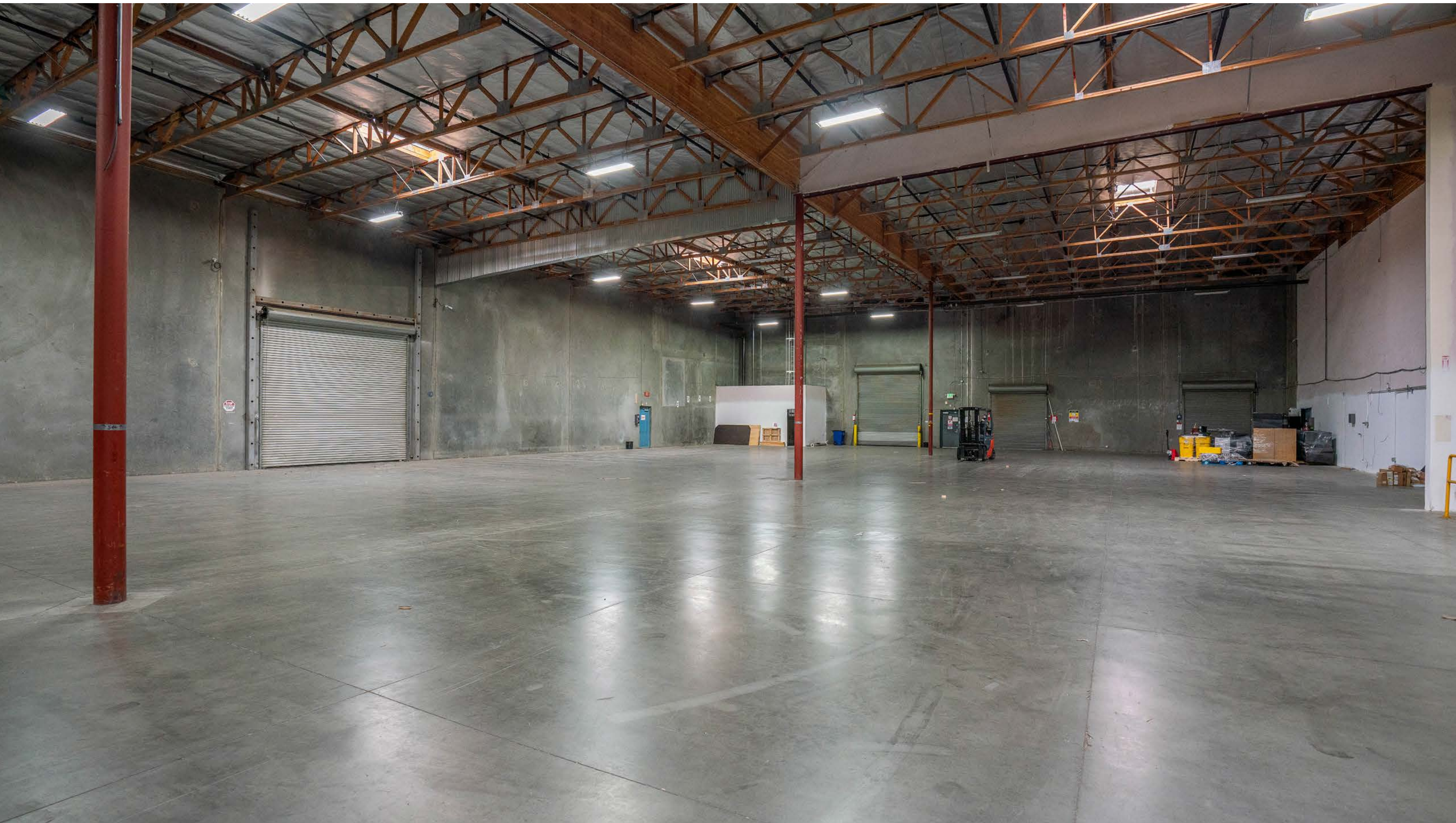
















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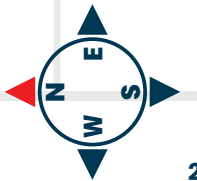
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FLOOR PLAN



SCAN, TAP or CLICK!

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FOR MORE INFORMATION:



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