For Lease

28231 Ave Crocker Units 100 & 110

Valencia, CA 91355

2,766-2,941 SF
Industrial Units



PROPERTY HIGHLIGHTS

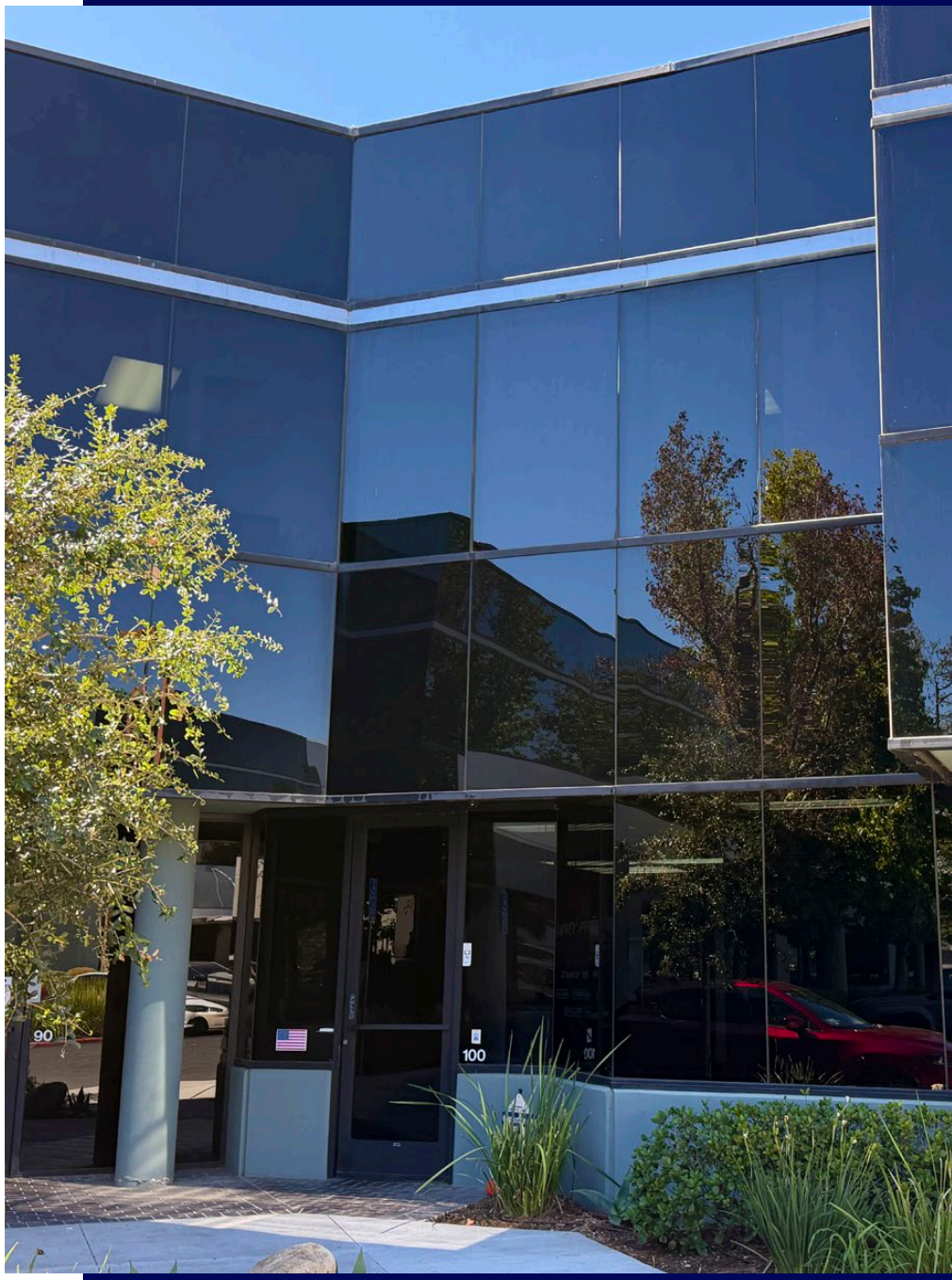


- High Image Business Park
- Excellent Valencia Location/Amenities
- Well Maintained Campus Atmosphere
- High Ceiling Clearance

PROPERTY OVERVIEW

28231 Avenue Crocker Unit 100
Valencia, CA 91355

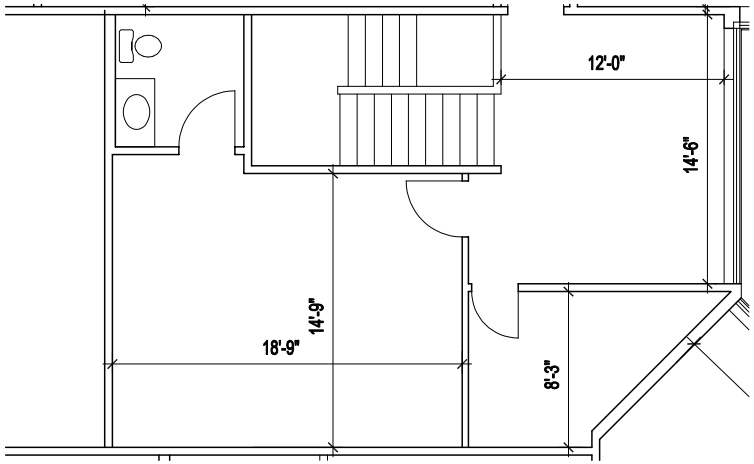
Available SF	2,766
Lease Rate PSF	$1.55 PSF G / $0.12 PSF CAM
Clear Height	22’
GL Doors / Dim	1 / 10’ x 12’
Power	TBD
Parking Spaces / Ratio	5 / 1.81:1
Office SF	2,310 (Includes 761 SF Mezzanine)
Restrooms	2
Sprinklered	Yes
Zoning	BP
Yard	Paved
Year Built	1986
Possession	60 Days
To Show	Call Agent



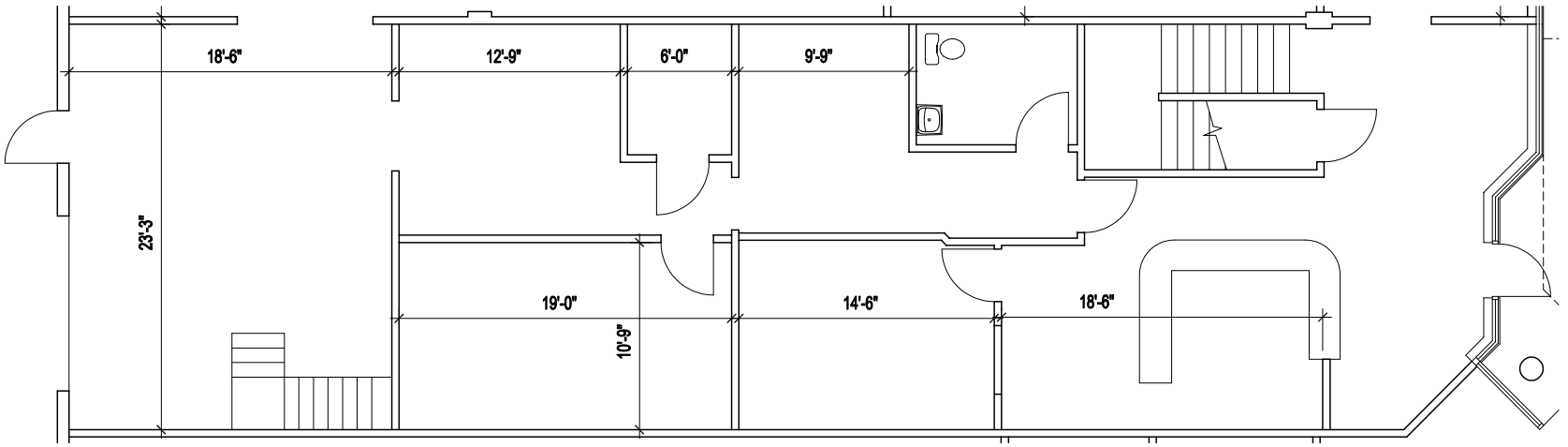
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant’s use.

FLOORPLAN

28231 Avenue Crocker Unit 100



Mezzanine Level

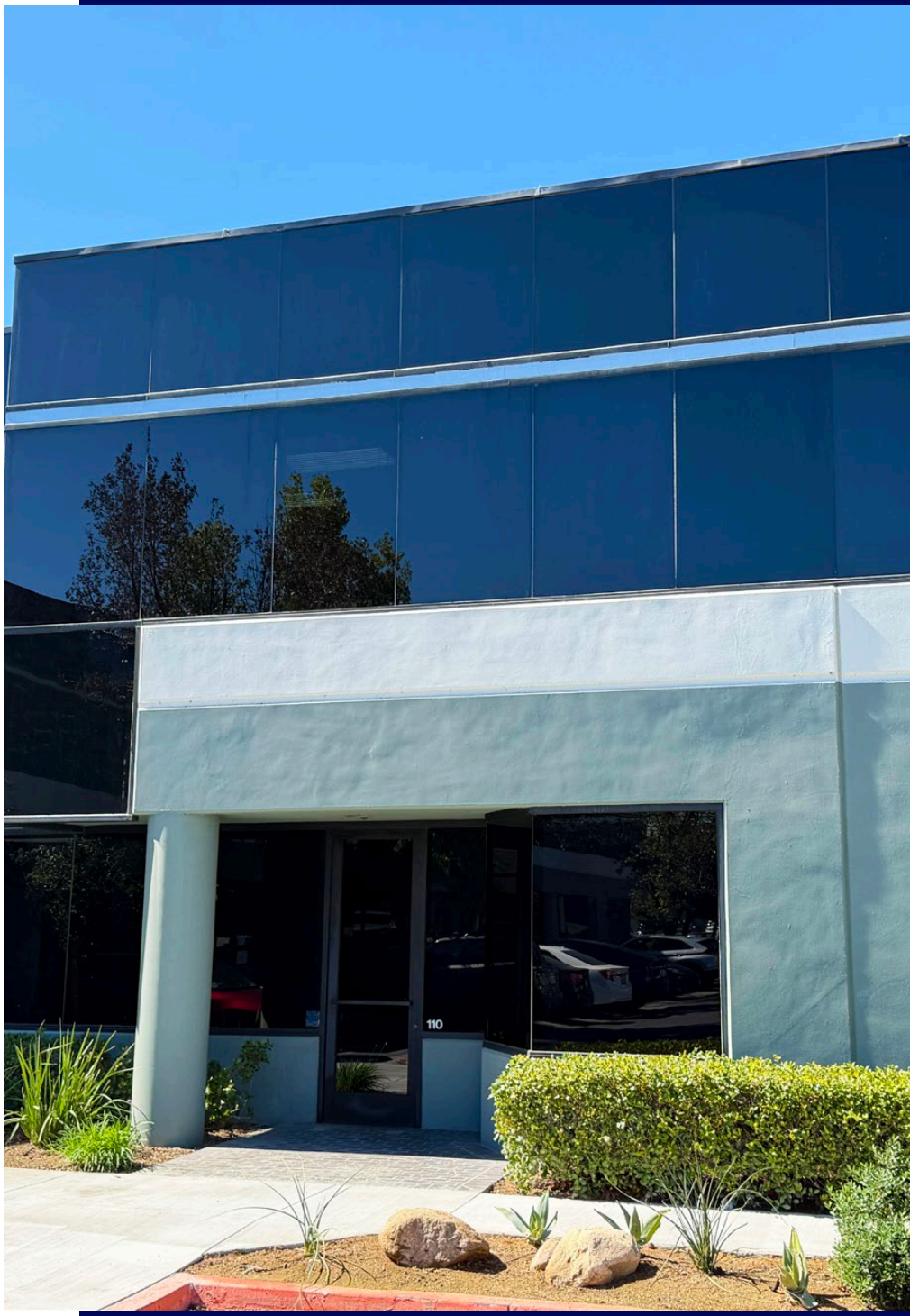


Ground Level

28231 Avenue Crocker Unit 110
Valencia, CA 91355

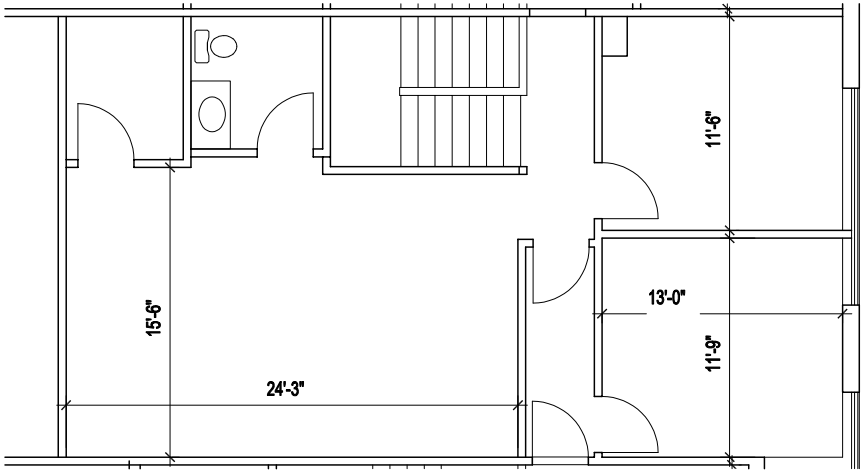
Available SF	2,941
Lease Rate PSF	$1.55 PSF G / $0.12 PSF CAM
Clear Height	22’
GL Doors / Dim	1 / 10’ x 12’
Power	TBD
Parking Spaces / Ratio	6 / 2.04:1
Office SF	1,714 (Includes 857 SF Mezzanine)
Restrooms	2
Sprinklered	Yes
Zoning	BP
Yard	Paved
Year Built	1986
Possession	60 Days
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant’s use.

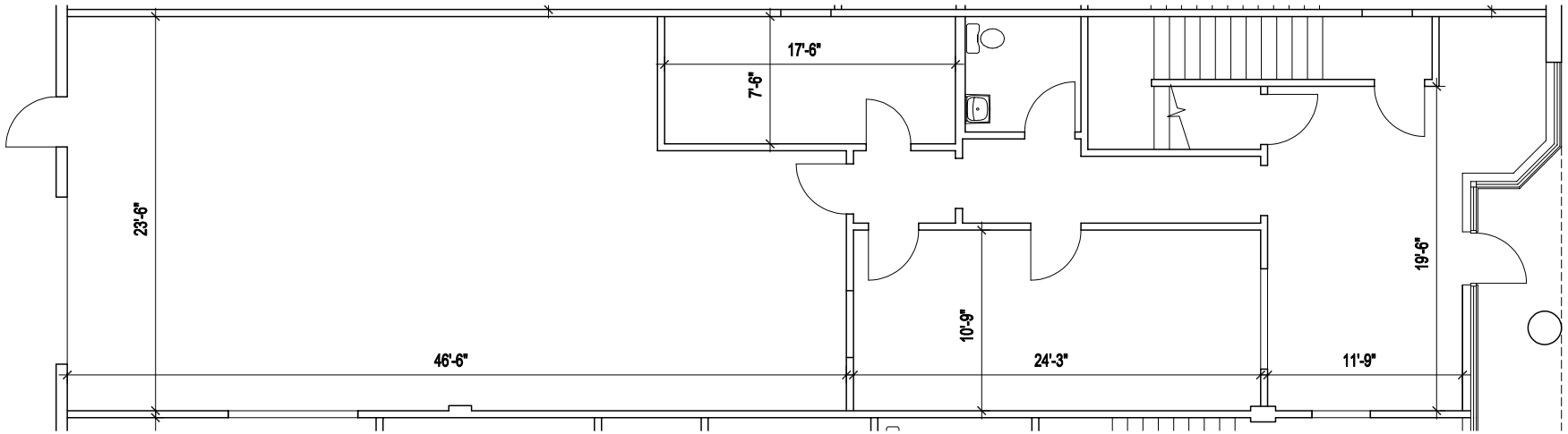


FLOORPLAN

28231 Avenue Crocker Unit 110

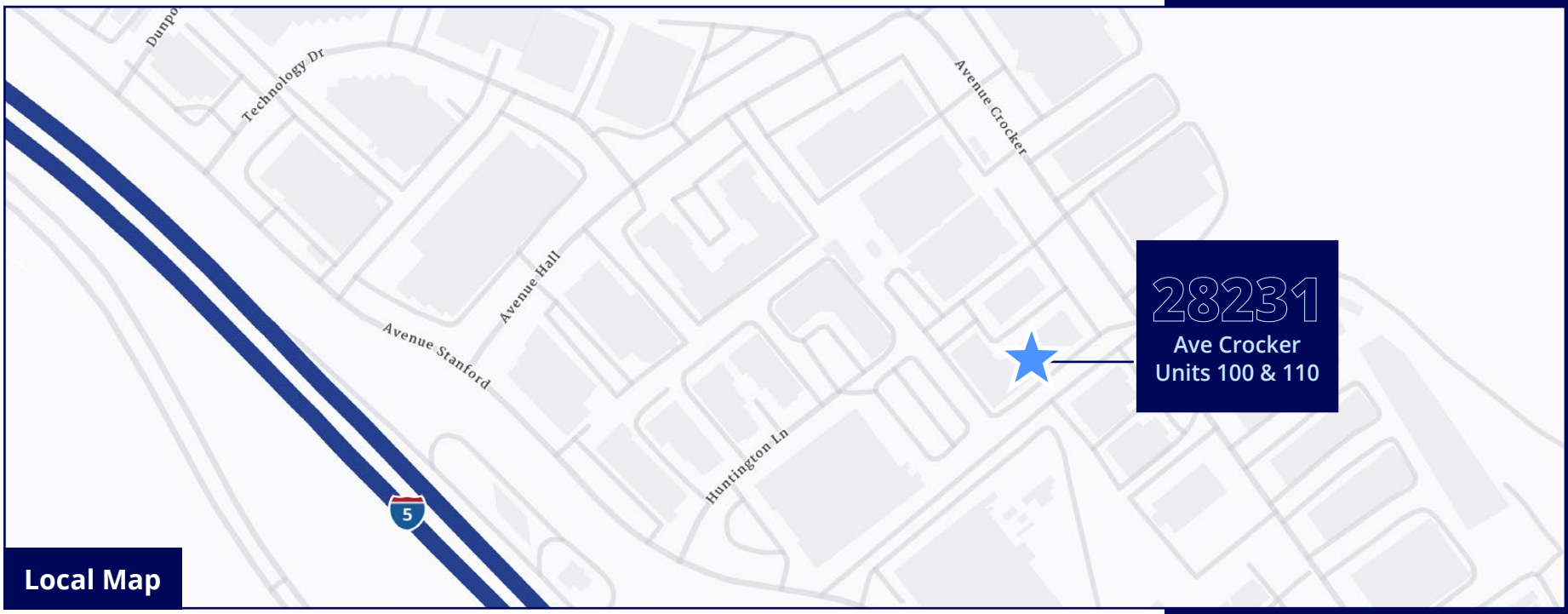


Mezzanine Level



Ground Level

LOCATION MAPS



Local Map



Regional Map

LOCAL AMENITIES



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Valencia, CA 91355

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