For Lease

28305

Livingston Ave

Valencia, CA 91355

171,788 SF



WESTCORE | Colliers

PROPERTY HIGHLIGHTS

- Prime Valencia Commerce Center Location
- ESFR Sprinklers
- Beautiful Corporate Offices
- Great Yard & Parking
- Fully Insulated Warehouse (Walls and Roof Scrim)
- 30′ Ceilings
- 3000 Amps / 480 Volt Power



PROPERTY OVERVIEW

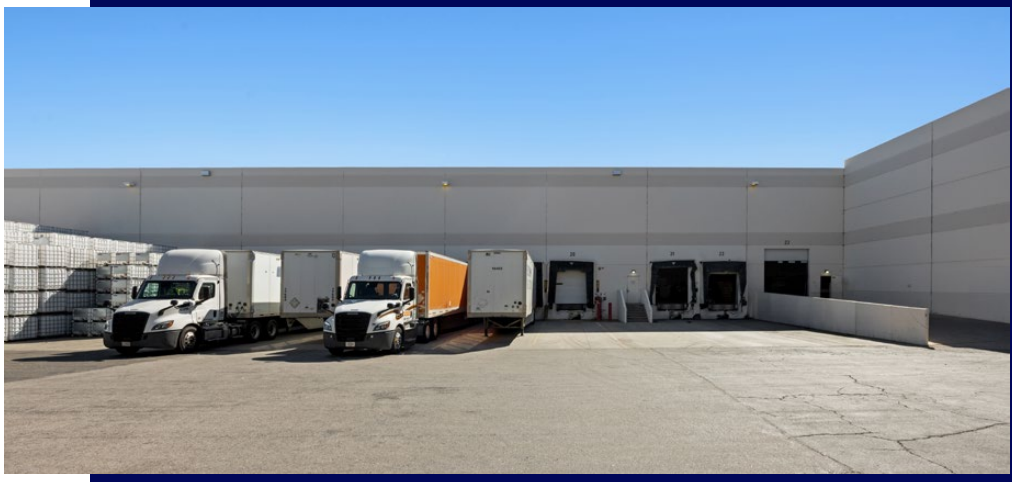
28305 Livingston Avenue
Valencia, CA 91355

Available SF	±171,788
Lease Rate PSF	$1.45 NNN / Op.Ex. $0.45
Clear Height	30’
GL / DH Doors	2 / 21 (14 with Load Levelers)
Power	3000A, 480V, 3Ph, 4W
Parking Spaces / Ratio	345 / 2.0:1
Office SF / #	±9,360 / 11 (Includes 3,798 SF Mezzanine)
Restrooms	9
Sprinklered	ESFR
Zoning	M1.5
Year Built	1999
Available	4/1/2027
To Show	Occupied - 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.







PROPERTY PHOTOS









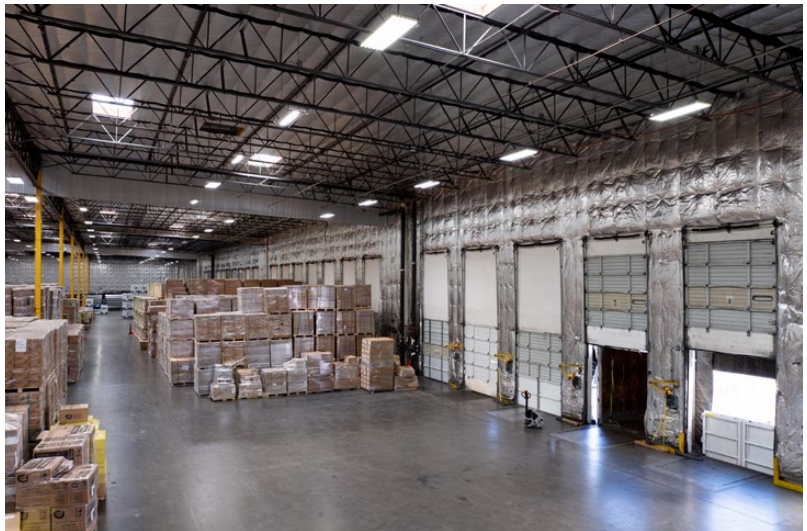


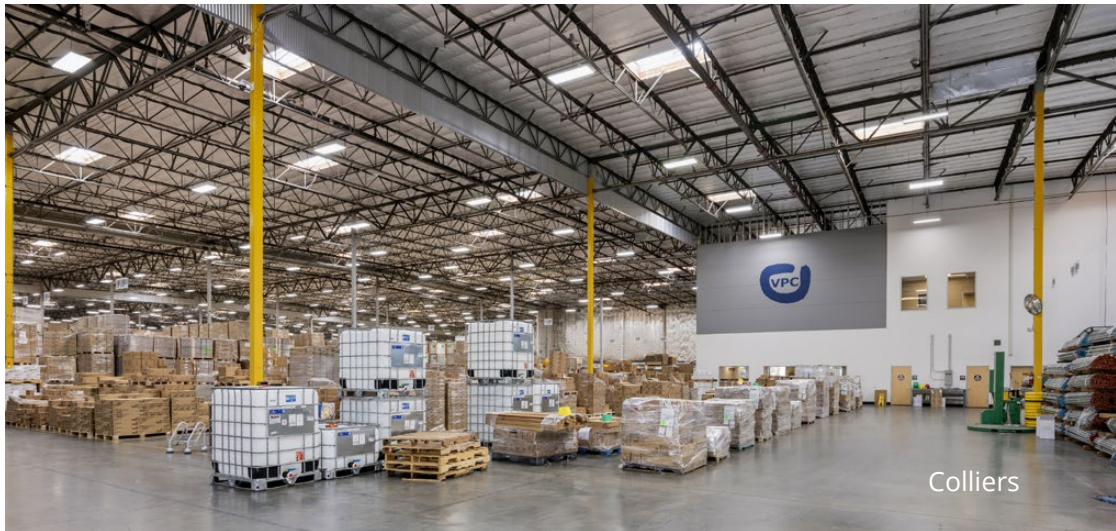
PROPERTY PHOTOS











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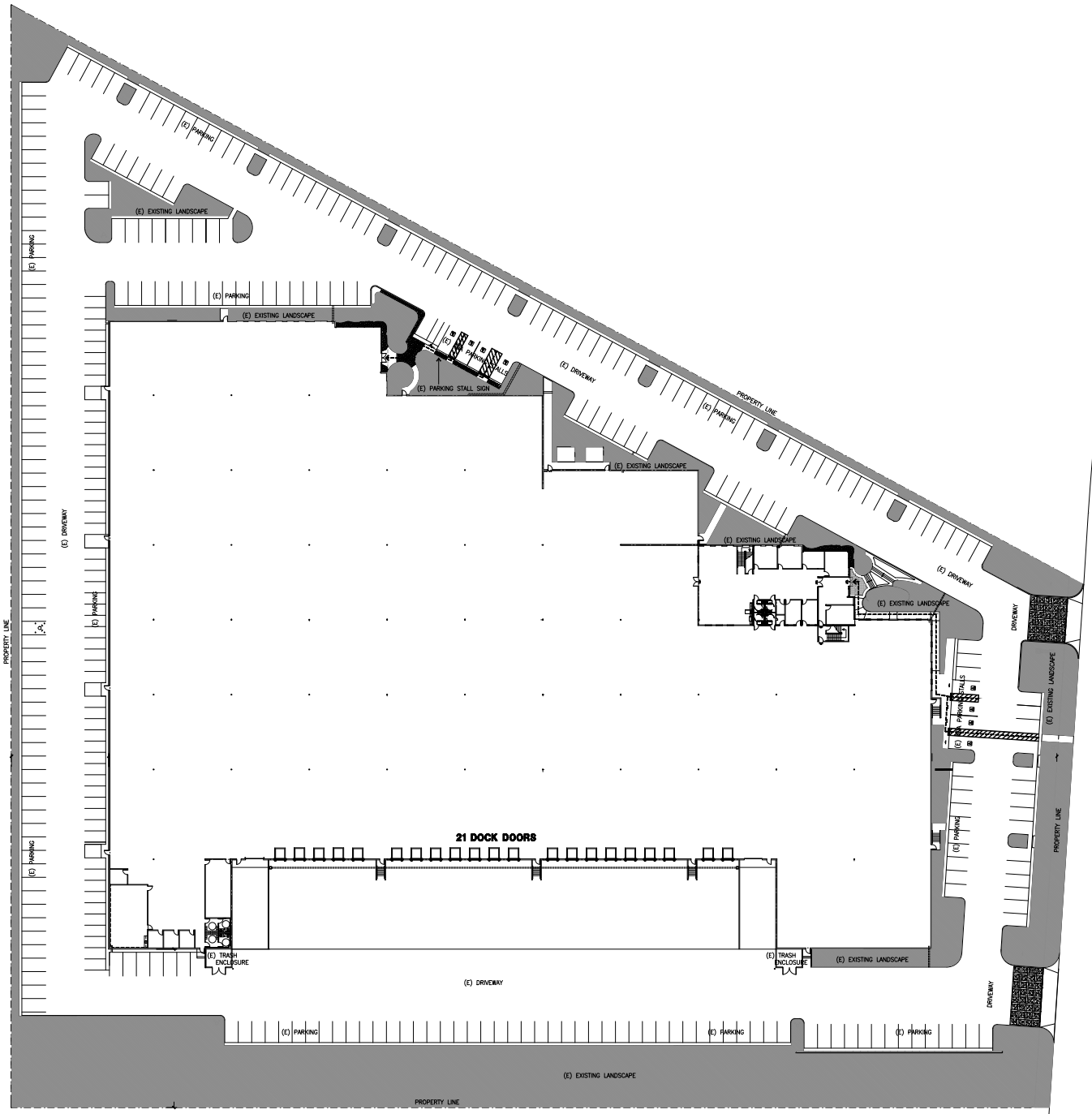




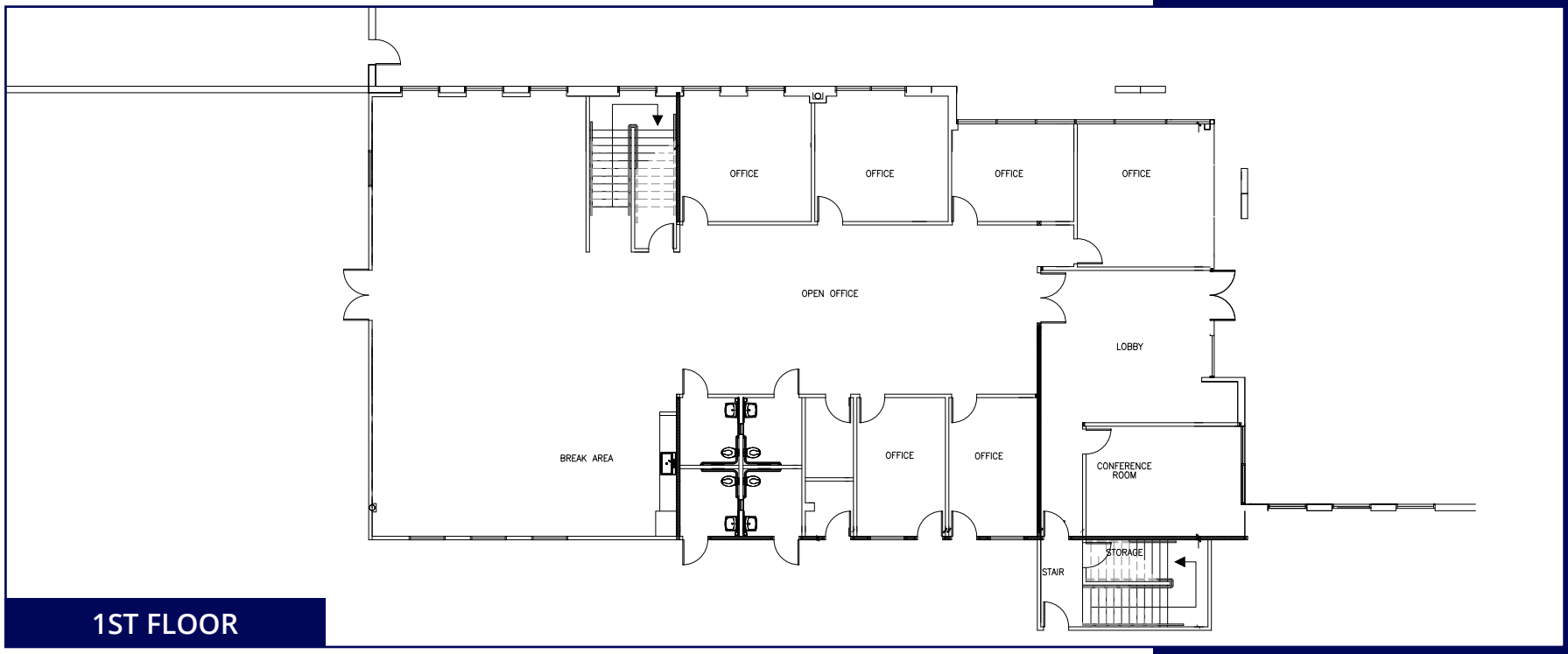




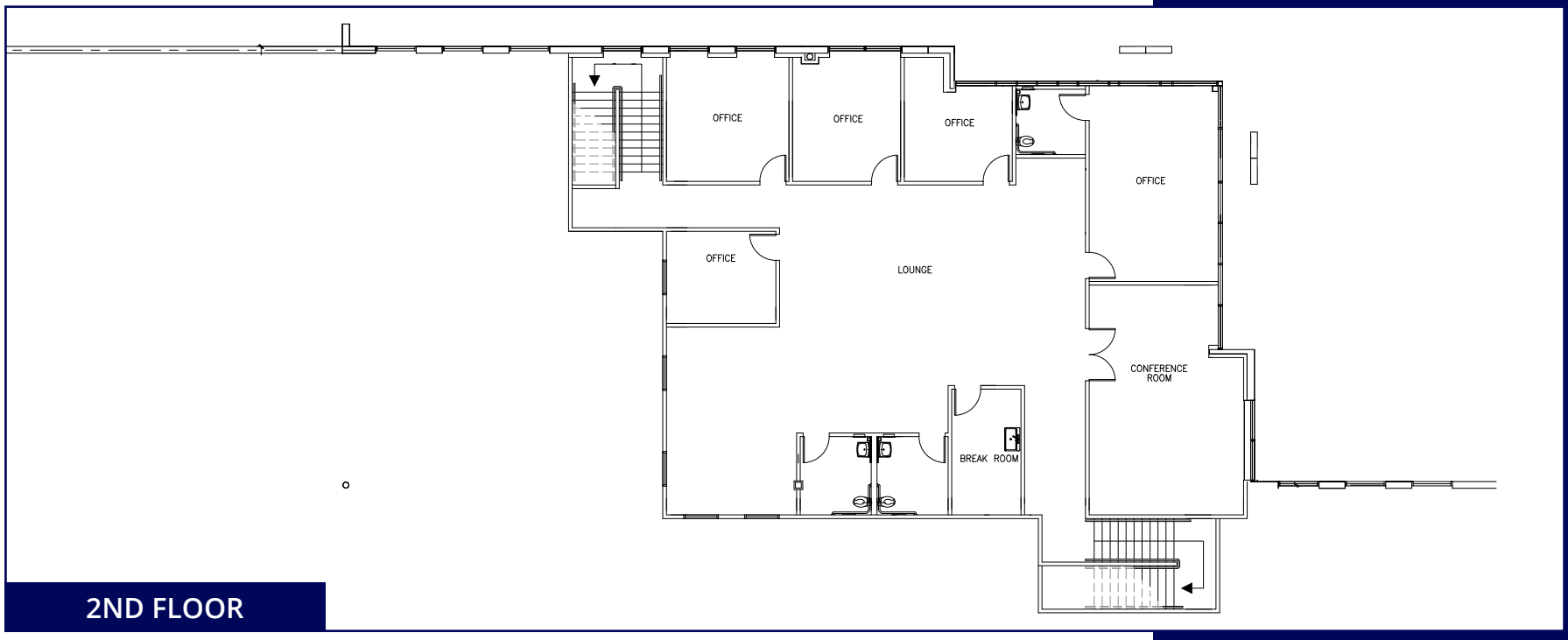
SITE PLAN


(E) PARKING
(E) EXISTING LANDSCAPE
(E) PARKING
(E) EXISTING LANDSCAPE
(E) PARKING STALLS
(E) PARKING STALL SIGN
(E) DRIVEWAY
PROPERTY LINE
(E) PARKING
(E) EXISTING LANDSCAPE
(E) EXISTING LANDSCAPE
(E) DRIVEWAY
(E) DRIVEWAY
PROPERTY LINE
(E) PARKING
(E) PARKING
(E) EXISTING LANDSCAPE
(E) PARKING STALLS
(E) PARKING
21 DOCK DOORS
(E) TRASH ENCLOSURE
(E) TRASH ENCLOSURE
(E) EXISTING LANDSCAPE
(E) DRIVEWAY
DRIVEWAY
PROPERTY LINE
LIVINGSTON AVENUE
(E) PARKING
(E) PARKING
(E) PARKING
(E) EXISTING LANDSCAPE
PROPERTY LINE

OFFICE LAYOUTS



1ST FLOOR



2ND FLOOR

LOCATION MAPS



Local Map



Regional Map

LOCAL AMENITIES



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Valencia, CA 91355



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