



For Sublease

125,020 SF High Image Industrial Facility

28145 Harrison Pkwy
Valencia, CA 91355



Accelerating success.

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Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

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Building Highlights



Valencia Commerce
Center



17 Dock High
Doors



±28'
Clearance



High Image
Corporate Facility



Excellent
Freeway Access

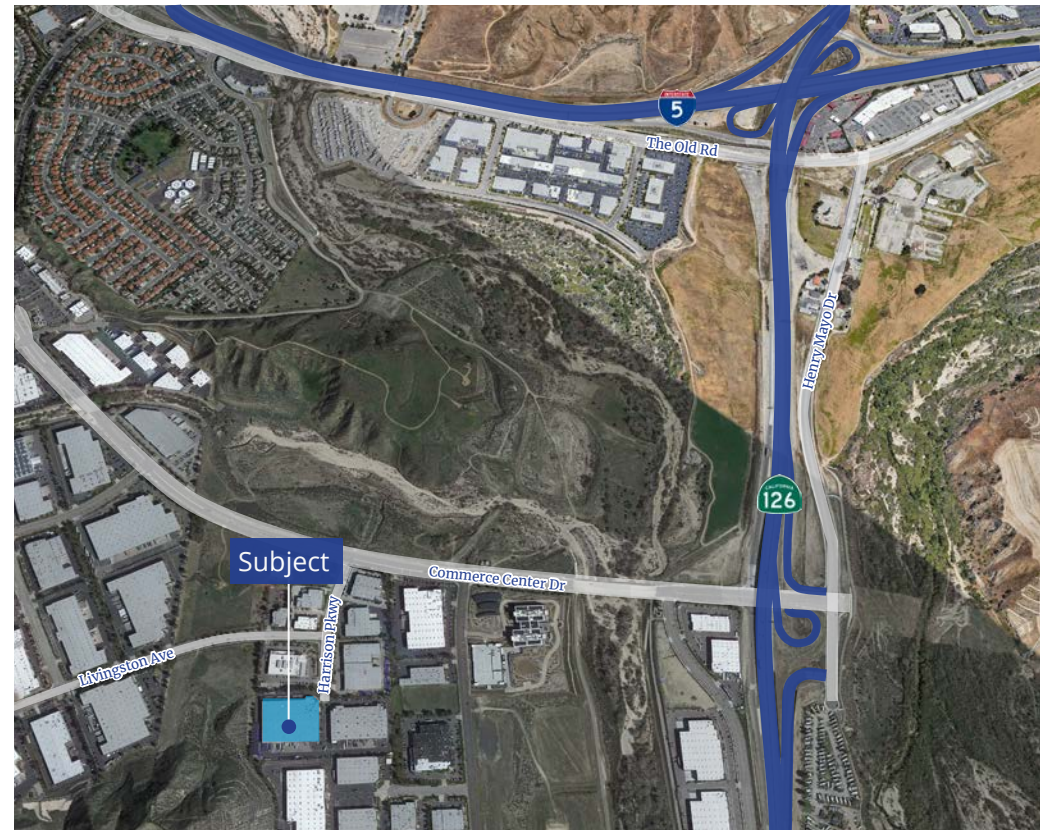
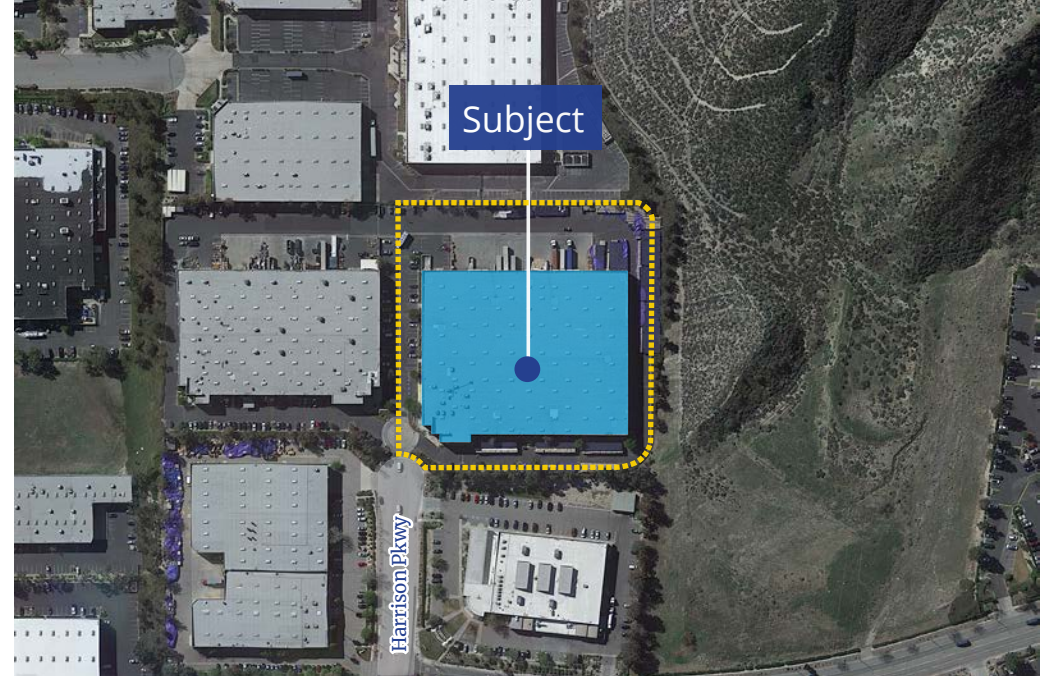


Flexible
Sublease Terms

Specifications

Term	Sublease Through 12/31/2027
Available SF	125,020
Monthly Rent	\$168,777
Lease Rate/SF	\$1.35 NNN
Clear Height	28'
DH Doors / Dim	17 / 9' x 10'
GL Doors / Dim	2 / 12' x 14'
Power	A:1200, V:277/480, Ph:3, W:4
Parking Spaces / Ratio	239 / 1.9:1
Sprinklered	Yes
Office SF / #	24,215 / 35
Finished Office Mezz. SF	11,691
Restrooms	6
Zoning	M1.5
Possession	30 Days
To Show	Call Agent

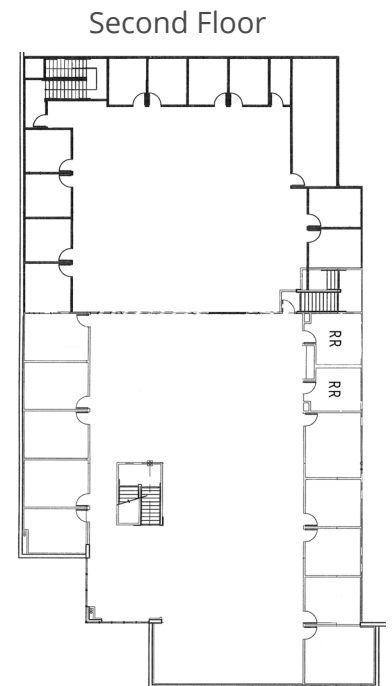
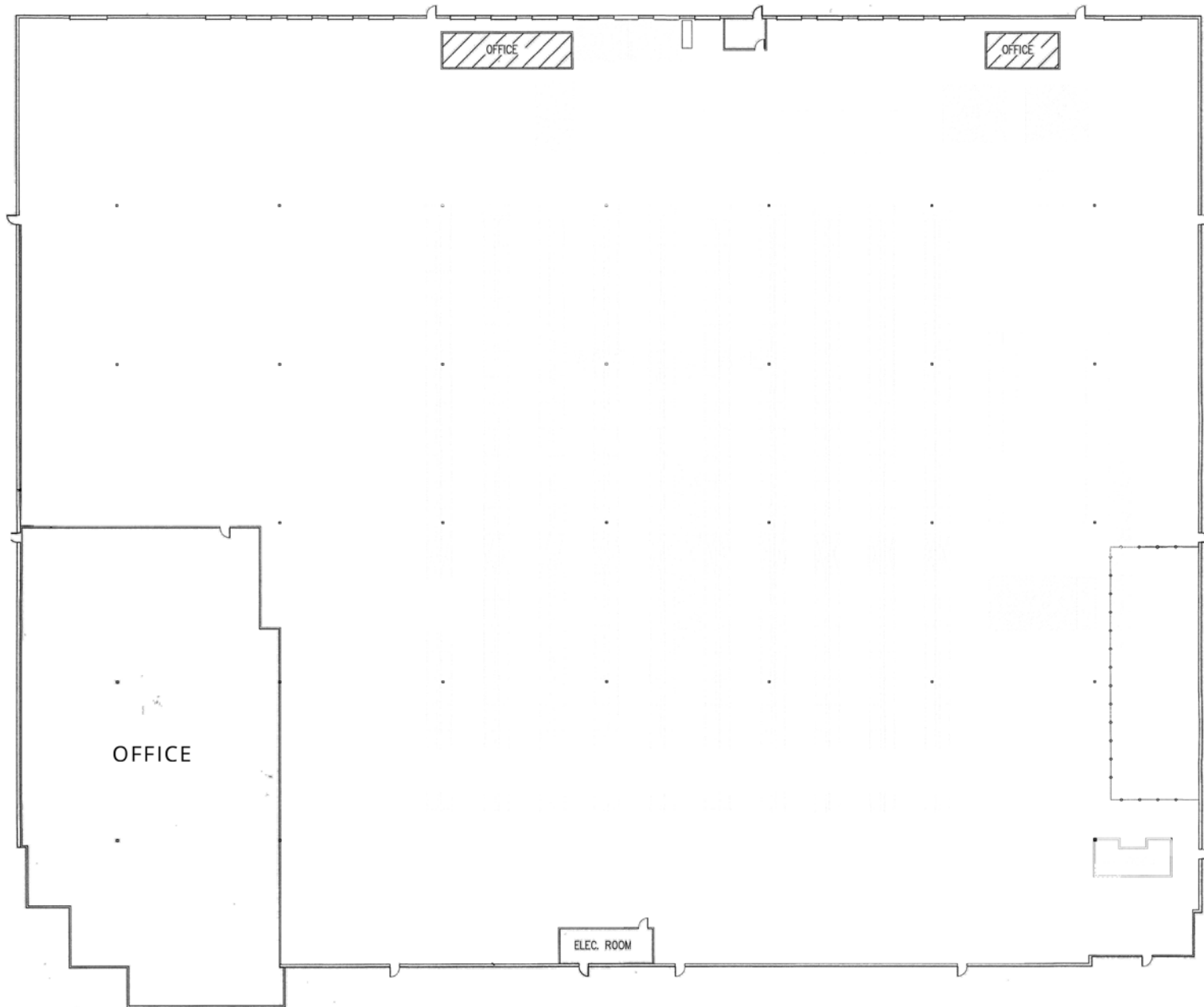
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



Photos

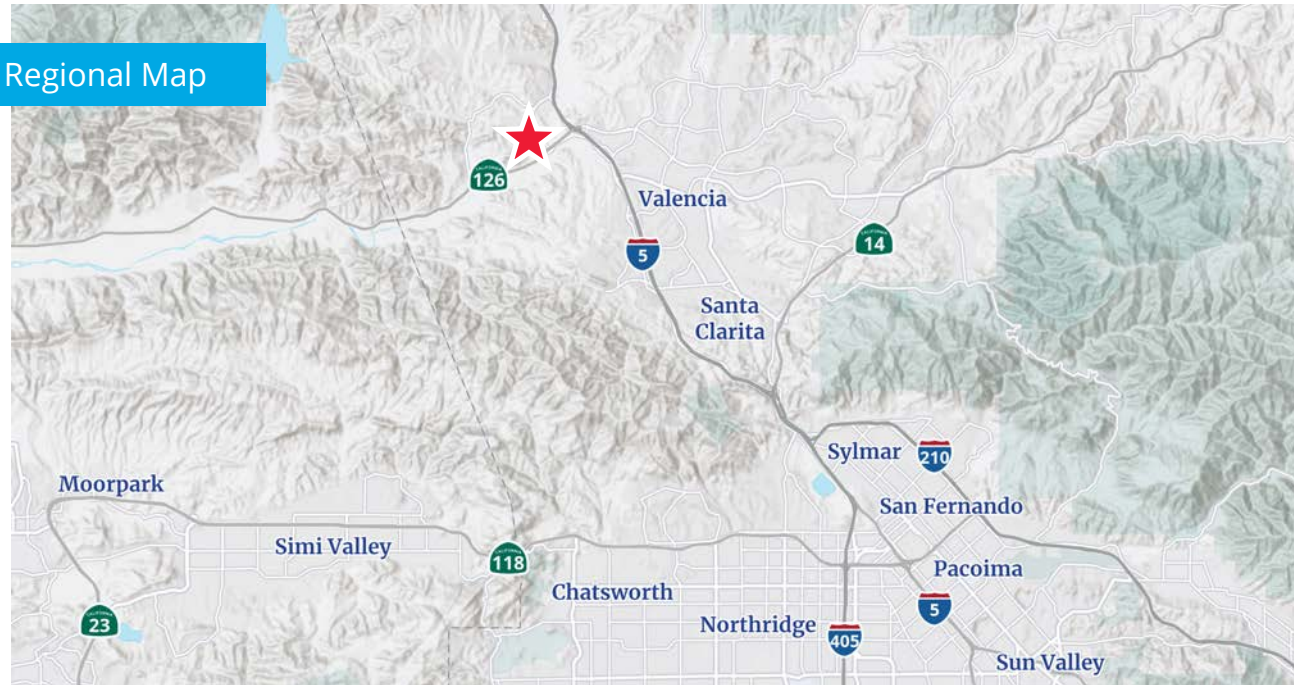


Layouts

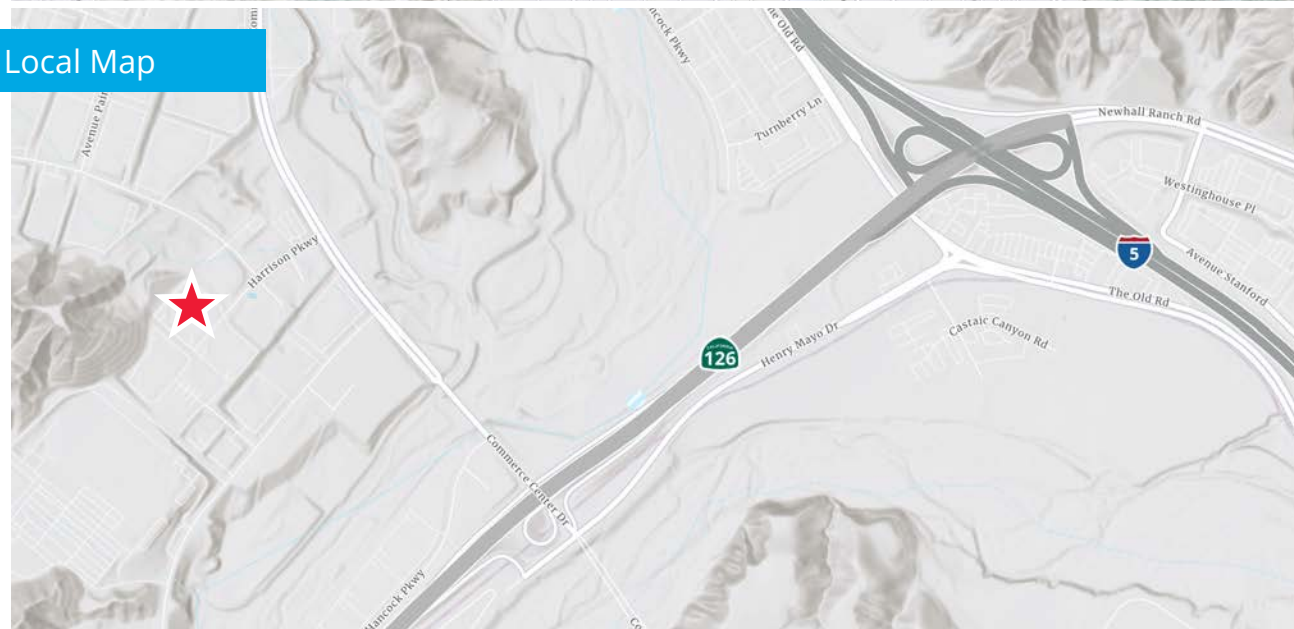


Location Maps

Regional Map



Local Map





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Contact Info

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