

Available SF: 14,566

Total Building SF: 14,566



Address: 28377 Constellation Rd, Valencia, CA 91355
Cross Streets: Hercules St / Constellation Rd
Park Name: Rye Canyon Business Park Center

Rye Canyon Business Park
\$0.59 Gross per SF in Year 1
\$0.79 Gross Per SF in Year 2
1 Grade Level And 2 Dock High Doors
26' Clear Height
1,500 Office Build-Out

Lease Rate/Mo: \$8,594
Lease Rate/SF: \$0.59
Lease Type: Gross
Terms: 3-10 years
Price/SF: \$114.00
Sale Price: \$1,660,524
Taxes: --
Available SF: 14,566
Minimum SF: 14,566
Prop Lot Size: 14,375 SF / .33 AC
Yard: Paved
Zoning: SCBP

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 2003
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 12x14
Dock High/Dim: 2 / 8x10
Clear Height: 26
Heat/Cool: None
Roof Type: Other
A: 400 **V:** 277/480 **Ø:** 3 **W:** 4
Parking: Ratio: 2:1 / Spaces: 29
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 1,500 / 3
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 12/01/14
To Show: Call Agent
Region: LA Northwest
Thomas Guide: 4460-C5
APN#: 2866047122

Listing Company: NAI Capital - Encino (818) 905-2400

Agents: Chad Gahr (818) 742-1626

Property/Listing/Ste #: 2007787/1130771/1848737

Listing Date: 10/27/2014

FTCF: CB250N000S250/AOAA

Notes: Year 1 lease rate is \$0.59 per SF Gross. Year 2 lease rate is \$0.79 per SF Gross. Call broker for more information.