

28377 Constellation Road Valencia, CA 91355

Property Features

- **Sale Price:** \$114.00 per sq. ft. (\$1,660,524.00)
- **Lease Rate:** \$0.59 per sq. ft. Gross in Year 1
\$0.79 per sq. ft. Gross in Year 2
- 26' Clearance
- 2 Dock High and 1 Ground Level Loading Positions
- 400 Amp, 277-480 Volt, 3 Phase Power
- 29 Car Parking
- 1,500 sq. ft. of Finished Office Space
- Immediate Access to Interstate 5 and Highway 126
- Close to Retail Services Including: Valencia Town Center, The Hyatt Valencia Hotel and Santa Clarita Conference Center, Home Depot, LA Fitness, and Wal-Mart



For Sale or Lease
14,566 SF
Distribution/Warehouse

David H. Young, SIOR
Senior Vice President
818.742.1651
dyoung@naicapital.com
BRE License #00914504

Chad Gahr, SIOR
Senior Vice President
818.742.1626
cgahr@naicapital.com
BRE License #01230414

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

16001 Ventura Blvd., Suite 200
Encino, California 91436
tel 818.905.2400
naicapital.com
industrialrealestatesfv.com

28377 Constellation Rd.
Aerial

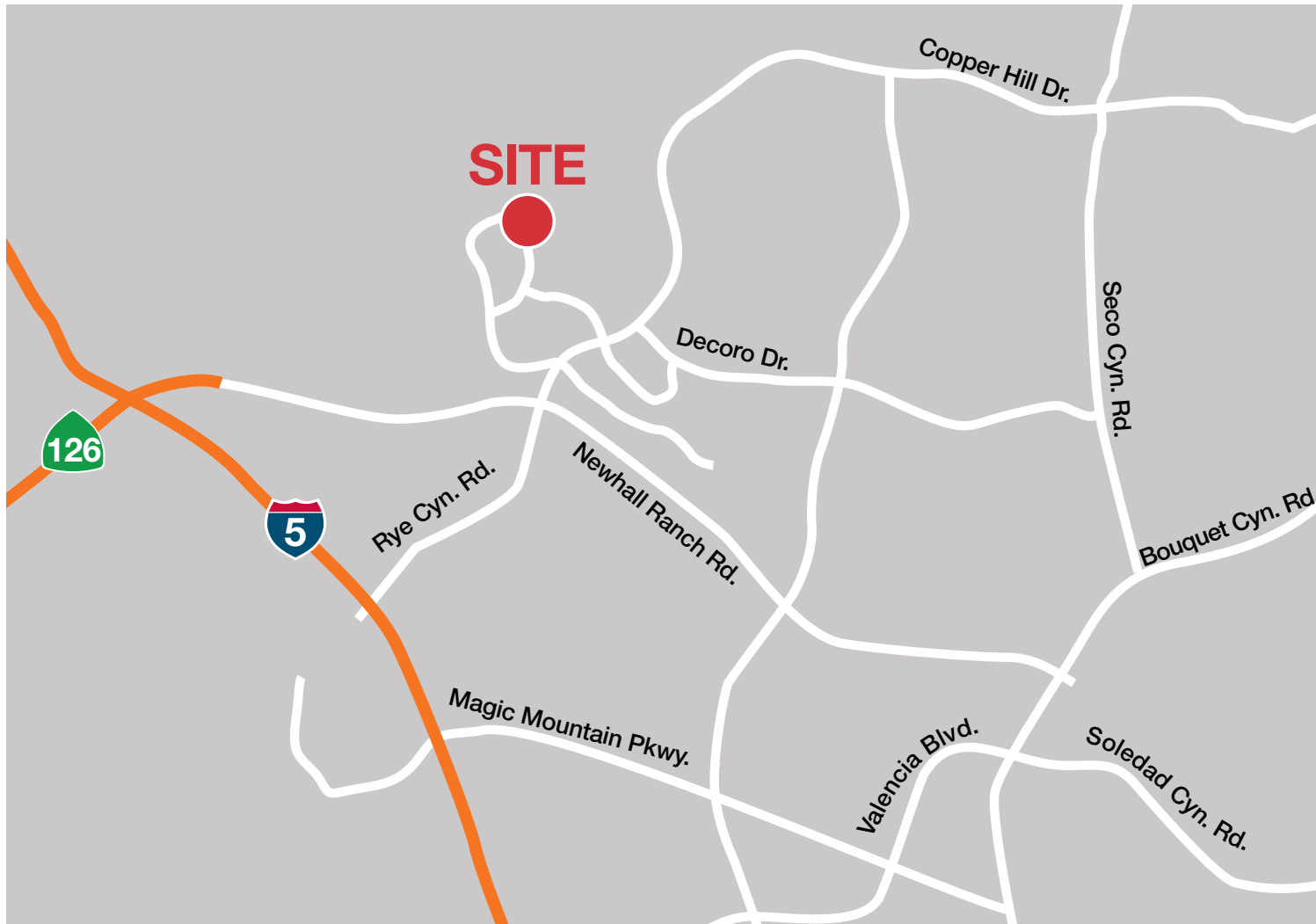


David H. Young, SIOR
Senior Vice President
818.742.1651
dyoung@naicapital.com
BRE License #00914504

Chad Gahr, SIOR
Senior Vice President
818.742.1626
cgahr@naicapital.com
BRE License #01230414

16001 Ventura Blvd., Suite 200
Encino, California 91436
tel 818.905.2400
naicapital.com
industrialrealestatesfv.com

28377 Constellation Rd.
Location Map

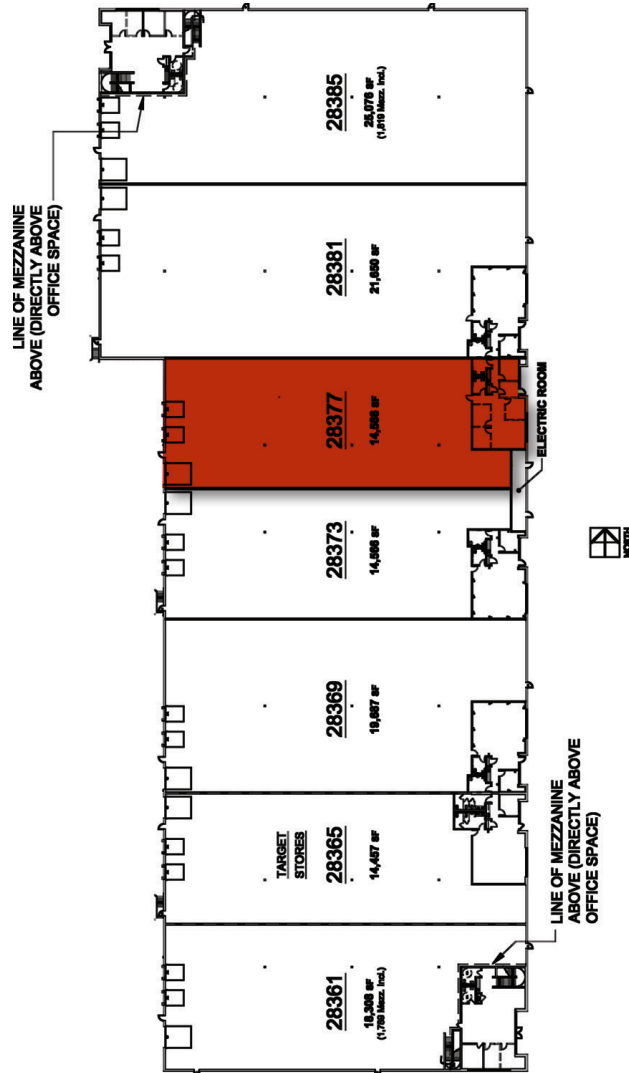


David H. Young, SIOR
Senior Vice President
818.742.1651
dyoung@naicapital.com
BRE License #00914504

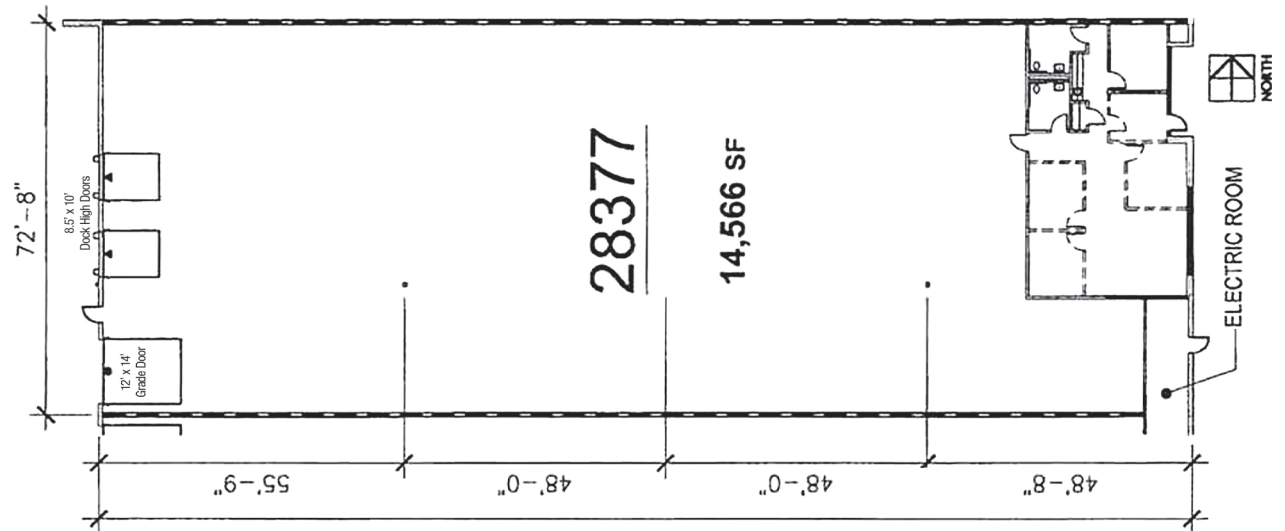
Chad Gahr, SIOR
Senior Vice President
818.742.1626
cgahr@naicapital.com
BRE License #01230414

16001 Ventura Blvd., Suite 200
Encino, California 91436
tel 818.905.2400
naicapital.com
industrialrealestatesfv.com

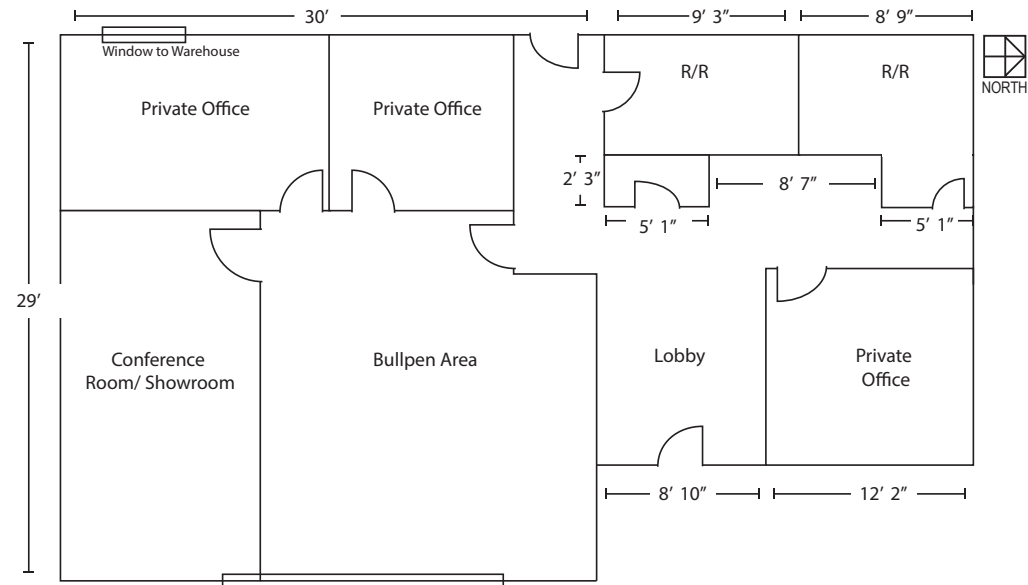
28377 Constellation Rd.
Site & Floor Plan



Floor Plan



Floor Plan | Office Area



28377 Constellation Rd.
Photos



David H. Young, SIOR
Senior Vice President
818.742.1651
dyoung@naicapital.com
BRE License #00914504

Chad Gahr, SIOR
Senior Vice President
818.742.1626
cgahr@naicapital.com
BRE License #01230414

16001 Ventura Blvd., Suite 200
Encino, California 91436
tel 818.905.2400
naicapital.com
industrialrealestatesfv.com

28377 Constellation Rd.
Photos



David H. Young, SIOR
Senior Vice President
818.742.1651
dyoung@naicapital.com
BRE License #00914504

Chad Gahr, SIOR
Senior Vice President
818.742.1626
cgahr@naicapital.com
BRE License #01230414

16001 Ventura Blvd., Suite 200
Encino, California 91436
tel 818.905.2400
naicapital.com
industrialrealestatesfv.com

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.