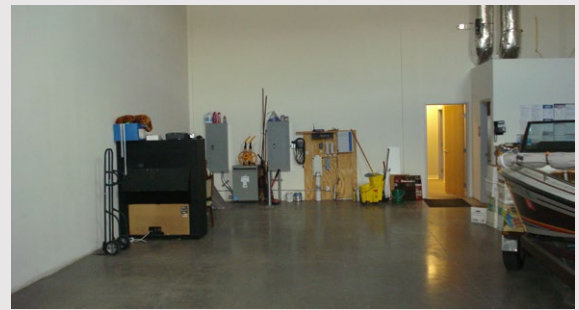


FOR LEASE  
± 3,770 SF  
Discovery Gateway  
Spectrum Phase II



## 28368 Constellation Road

Unit #340 Valencia, CA 91355

### Property Highlights

- Ready for Immediate Occupancy
- Phone and Data Wiring in Place
- Well Design Build-Out, Private Offices, Conference Room, and Kitchen
- Custom Balcony with Beautiful Windows
- 24' Min. Warehouse Clearance
- Rear 12' x 14' Loading
- Ample Parking
- Ample Power: 200 Amp, 277-480 Volt, 3 Phase, 4 Wire
- Fire Sprinkler System
- Minutes from Retail, Restaurants, Hotels and Freeway Onramps
- MUP in Place for Instructional use



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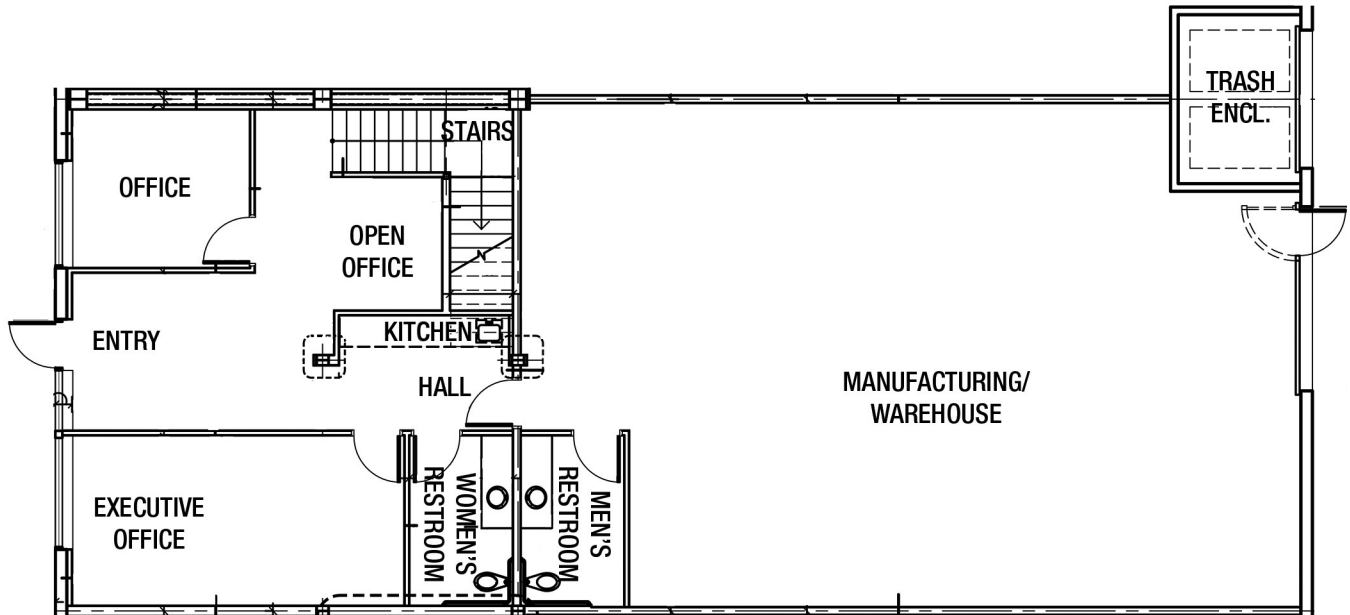
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# Discovery Gateway Spectrum Phase II

28368 Constellation Road • Unit #340 Valencia, CA

## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor

