

Rye Canyon Business Park

28309 Constellation Road
Valencia, CA

Property Features

- 6,766 Sq. Ft. Available For Sale or Lease
- High Image Warehouse/Distribution Facility
- 938 Sq. Ft. of Built-Out Office Space
- 23' Clearance
- 1 Dock High Loading Position
- 1 Ground Level Loading Position
- 200 Amps/277 Volt 3-Phase 4 Wire Power
- Immediate Access to I-5
- 12 Striped Parking Stalls Governed by Business Park CC&Rs
- Adjacent to Retail, Shopping, Dinning, Home Depot, Walmart
- **\$1,248,800.62 (\$184.57 per Square Foot)**
- **\$5,006.84 per Month NNN (\$0.74/SF NNN)**
- **Estimated NNN Expenses \$0.28/SF**



FOR SALE OR LEASE
6,766 SF
High Image Industrial Building



Commercial Real Estate Services, Worldwide.

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28309 Constellation Road, Valencia, CA
Building Specifications

Property Details

Address: 28309 Constellation Road, Valencia, CA 91355
Primary Building Type: Light Industrial/Warehouse
Construction: Concrete Tilt-Up
Building Square Footage: 6,766 SF
Office Square Footage: 983 SF of Creative Office Space
Year Built: 2005
Ceiling Height: Minimum 23'
Fire Sprinkler System: Yes
Power: 200 Amp, 277/480 Volt, 3 Phase, 4 Wire
Loading: 1 Dock High and 1 Ground Level Loading Positions
Parking: 12 Spaces Governed by Business Park CC&Rs



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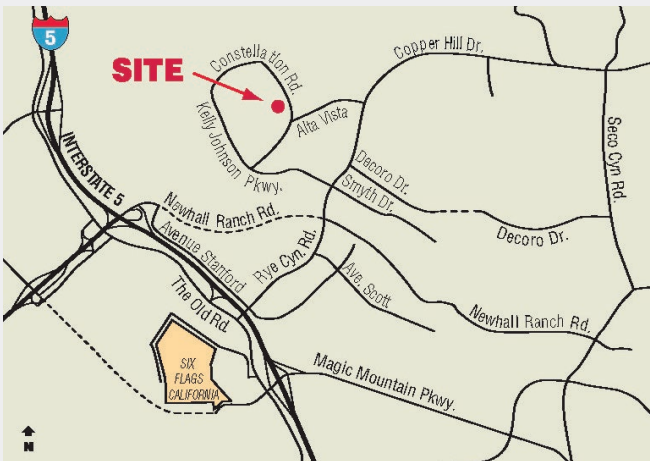
Property Details



28309 Constellation Road, Valencia is a state-of-the-art, newly constructed industrial building and is located within the Rye Canyon Business Park. This newly constructed business park is adjacent to a host of retail, shopping and dining amenities including Walmart and Home Depot. The project is of the highest quality construction with extensive glass line and modern construction specifications such as 23' interior clearance, dock high and ground level loading positions. Built in 2005, this concrete-tilt-up building has been built-out with 938 square feet of high quality office space.

This 6,766 SF building offers a minimum 23' interior clearance height, 1 dock high loading position, 1 ground level loading door, 200 Amps of 277/480 volt 3-phase, 4 wire electrical service and allows for 12 car parking. The property is equipped with a sprinkler system and allows for a multitude of use applications within the BP (Business Park) industrial zoning applications.

28309 Constellation Road, Valencia is strategically located for warehouse/distribution users, offering immediate access to the 5 and 126 Freeways.



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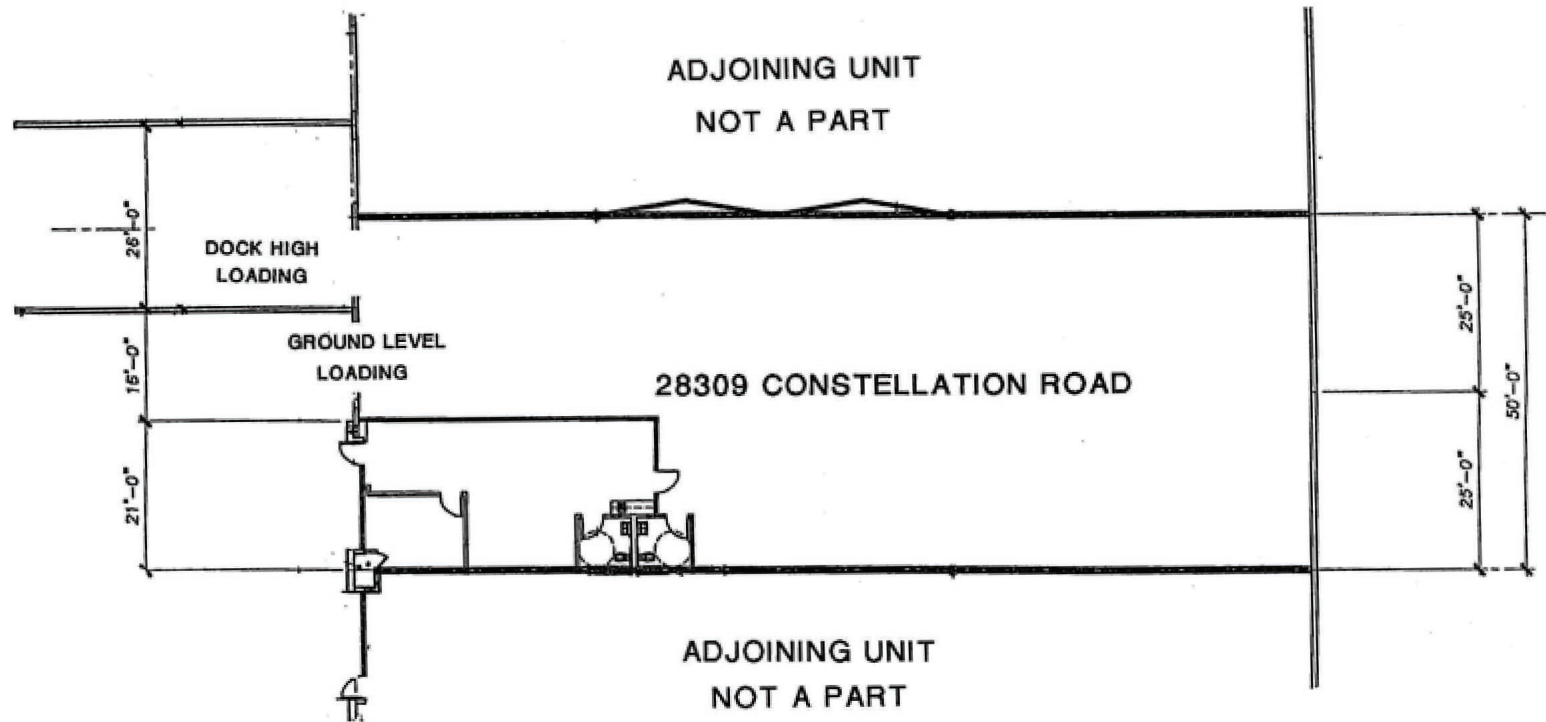
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28309 Constellation Road, Valencia, CA
Floor Plan



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