

## Industrial Condo For Lease & Sale



Available SF: 6,766

Total Building SF: 6,766



**Address:** 28309 Constellation Rd, Valencia, CA 91355  
**Cross Streets:** Alta Vista Ave/Constellation Rd  
**Park Name:** Rye Canyon Business Park

**Prime Location within The Rye Canyon Business Park**  
**Potential Retail & Commercial Uses Under CC&R'S**  
**Truck High & Grade Level Loading**  
**23' Min. Warehouse Clearance with Well Designed Offices**  
**Excellent Access to 5 Frwy & Town Center Amenities**

**Lease Rate/SF:** \$.74

**Lease Type:** Net

**Price/SF:** \$184.57

**Available SF:** 6,766

**Const Status/Yr Blt:** Existing/2005

**Region:** LA Northwest

**Zoning:** BP

**Ground Level Drs:** 1 / 12x14

**Sprinklered:** Unknown Type

**Finished Ofc Mezz:** No

**Include In Avail:** No

**Rail Service:** No

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

**Agents:** Chad Gahr (818) 742-1626, Timothy Foutz (818) 742-1614, Yair Haimoff SIOR (818) 742-1659

**Lease Rate/Mo:** \$5,007

**Terms:** 3-10 Years

**Sale Price:** \$1,248,800

**Roof Type:** Steel Beam, Flat, Solid, Truss

**Construction Type:** Tilt-up

**Specific Use:** Light Industrial

**Lot Size:** POL

**Dock High:** 1 / 9x10

**Yard:** No

**Unfinished Mezz:** No

**Include In Avail:** No

**Heat/Cool:** None

**Taxes:** \$13,292, 2013-2014

**Possession:** Now

**Minimum SF:** 6,766

**Parking:** Ratio: 1.8:1 / Spaces: 12

**Thomas Guide:** 4460-C5

**APN #:** 2866-047-075

**Office SF / #:** 938 / TBD

**Office Air:** Yes **Office Heat:** Yes

**Clear Height:** 23

**A:** 200 **V:** 277/480 **Ø:** 3 **W:** 4

**Restrooms:** 2

**To Show:** Call Agent

**Property/Listing/Ste #:** 719757/984377/1680315

**Listing Date:** 03/04/2014

**FTCF:** CB250N000S250/AOAA

**Notes:** Estimated NNN expenses are \$0.28/SF. Tenant to independently verify all information on this brochure. Special Features: Part of Industrial Park, Retail Potential.

