

FOR LEASE
22,565 SF
Industrial Space

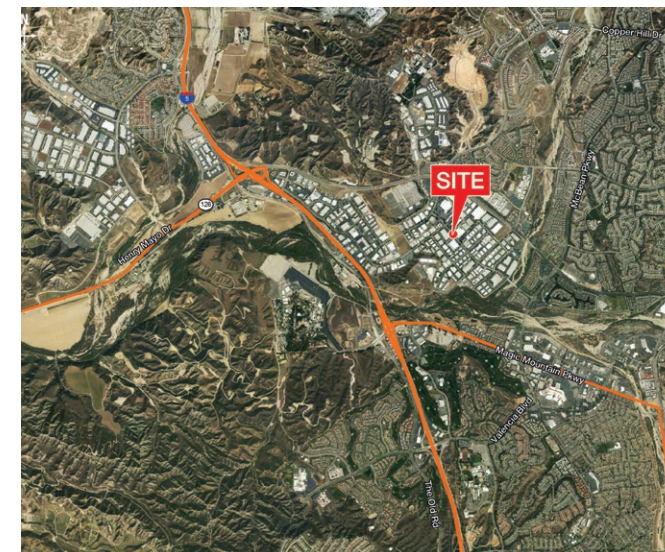


Prime Valencia Industrial Center Location

27772 Ave. Scott, Valencia California 91355

Property Features

- 22,565 SF of Industrial Space
- 3 Dock Positions with Levelers
- 1 Ground-Loading via Ramp
- Ample Power: 800 Amp, 277-480 Volt, 3 Phase
- Ample Fenced/Secured Parking with Covered Loading
- Fire Sprinkler System
- 16 ft. Minimum Warehouse Clearance
- Parking Ratio 4 per 1,000 SF
- All Ground Floor Space no Mezzanine
- Up to 16,000 SF Additional Office Space May be Available
- Suitable for Multiple Applications
- Minutes from Valencia Town Center Amenities, Hyatt Hotel & Conference Center and Freeway Onramps



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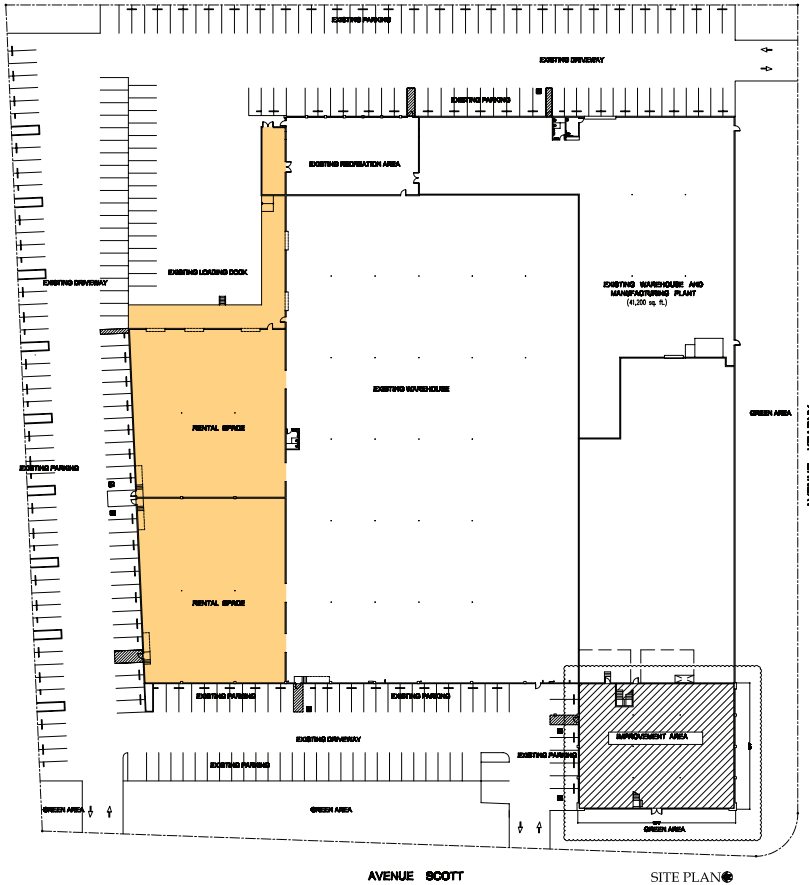
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Commercial Real Estate Services, Worldwide.

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