

25371-25395 RYE CANYON ROAD  
VALENCIA CA 91355



**FOR LEASE - 55,500 SF**

**EXCLUSIVELY LISTED BY:**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY HIGHLIGHTS

25371-25395 RYE CANYON ROAD, VALENCIA CA 91355

Monthly Rent	\$73,275.00
Monthly Rent / SF	\$1.32
Monthly Operating Expenses	\$11,100
Operating Expenses/SF	\$0.20
Unit Size	55,500 SF
Clear Height	20' – 22'
Fenced Yard Space	±28,336 SF
Power	800 Amps: 277/480 Volt: 3 Phase 400 Amps: 277/480 Volt: 3 Phase
DH Doors	Four: Three (3) 14'x12' (24' above grade), One (1) 12'x16' with two dock high positions
GL Doors	Three: One (1) 13'x14' : One (1) 12'x10' : One (1) 10'x10'
Office SF	±6,994 SF
Finished Office Mezz. SF	±488 SF (not included in building size)
Unfinished Office Mezz. SF	±2,425 SF



FENCED SECURE YARD



HEAVY POWER



MINIMUM OFFICE SPACE



EXCELLENT LOADING



# PROPERTY HIGHLIGHTS

## 25371 RYE CANYON ROAD, VALENCIA CA 91355

Monthly Rent	\$17,375
Monthly Operating Expenses	\$2,500
Operating Expenses/SF	\$0.20
Unit Size	12,500 SF
Clear Height	20' – 22'
Fenced Yard Space	3,336 SF (139' x 24')
Power	400 Amps : 277/480 Volt : 3 Phase : 4 Wire
GL Doors	Two One (1) 14'x13' One (1) 10'x10'
Office SF	± 1,145 SF
Finished Office Mezz. SF	± 488 SF
Unfinished Office Mezz. SF	± 525 SF
Restrooms	2



## 25395 RYE CANYON ROAD, VALENCIA CA 91355

Monthly Rent	\$55,900
Monthly Rent / SF	\$1.30
Monthly Operating Expenses	\$8,600
Operating Expenses/SF	\$0.20
Unit Size	43,000 SF
Clear Height	20' – 22'
Fenced Yard Space	± 25,000 SF (139' x 24')
Power	800 Amps : 277/480 Volt : 3 Phase : 4 Wire
DH Doors	Four: Three (3) 14'x12' (24' above grade), One (1) 12'x16' with two dock high positions
GL Doors	One (1) 12'x10'
Office SF	± 5,849 SF
Unfinished Office Mezz. SF	± 1,900 SF



# PROPERTY PHOTOS



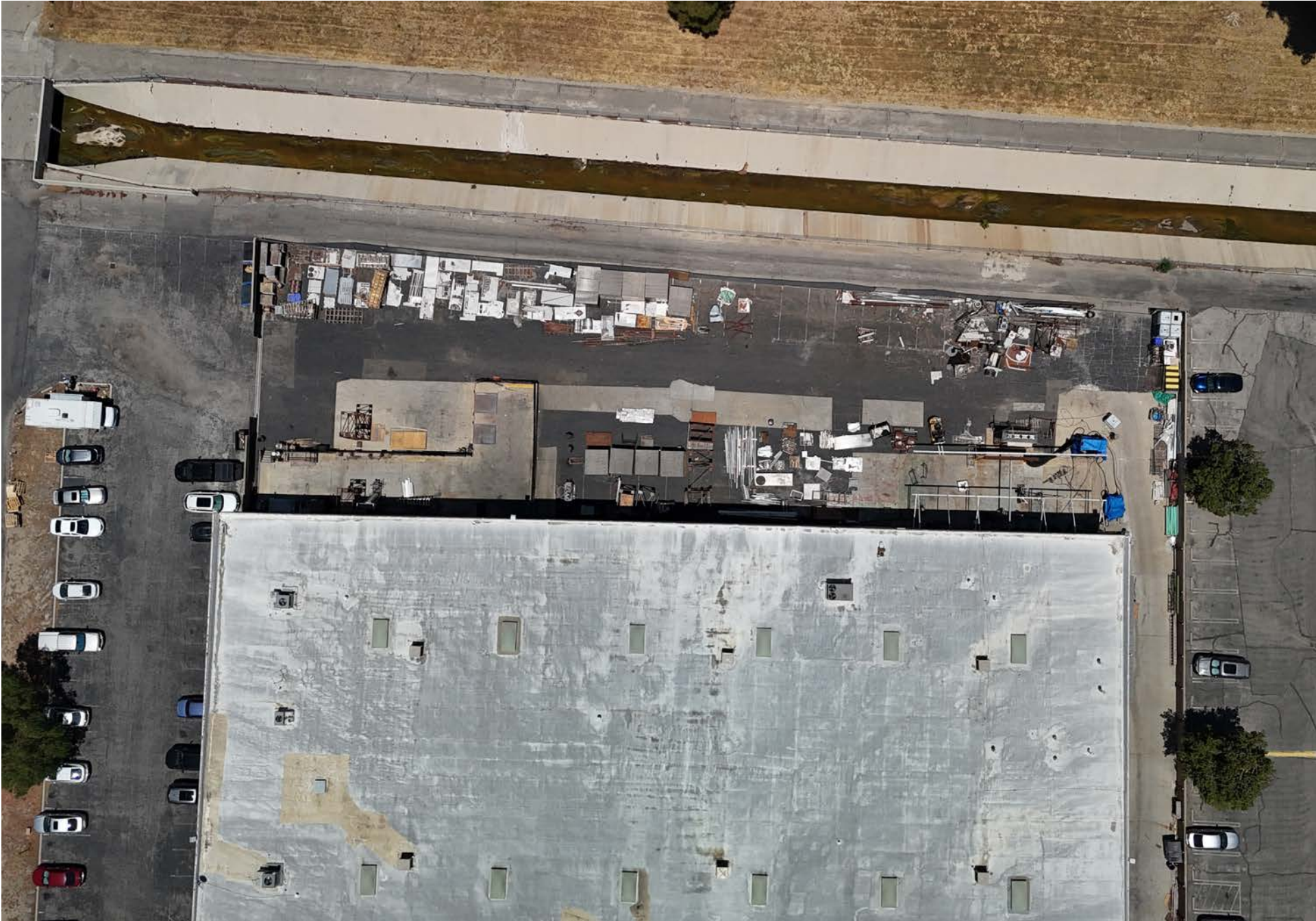
## PROPERTY PHOTOS



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# AERIAL MAP



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