

# 25395 RYE CANYON ROAD VALENCIA CA 91355



## FOR LEASE - 43,000 SF

### EXCLUSIVELY LISTED BY:

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

# PROPERTY HIGHLIGHTS

25395 RYE CANYON ROAD, VALENCIA CA 91355

|                            |                                                                                               |
|----------------------------|-----------------------------------------------------------------------------------------------|
| Monthly Rent               | \$42,570                                                                                      |
| Monthly Rent / SF          | \$0.99                                                                                        |
| Monthly Operating Expenses | \$10,750                                                                                      |
| Operating Expenses/SF      | \$0.25                                                                                        |
| 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<br>Phase : 4 Wire                                                 |
| DH Doors                   | Four: Three (3) 14'x12' (24'<br>above grade), One (1) 12'x16'<br>with two dock high positions |
| GL Doors                   | One (1) 12'x10'                                                                               |
| Office SF                  | ± 5,849 SF                                                                                    |
| Unfinished Office Mezz. SF | ± 1,900 SF                                                                                    |



FENCED  
SECURE YARD



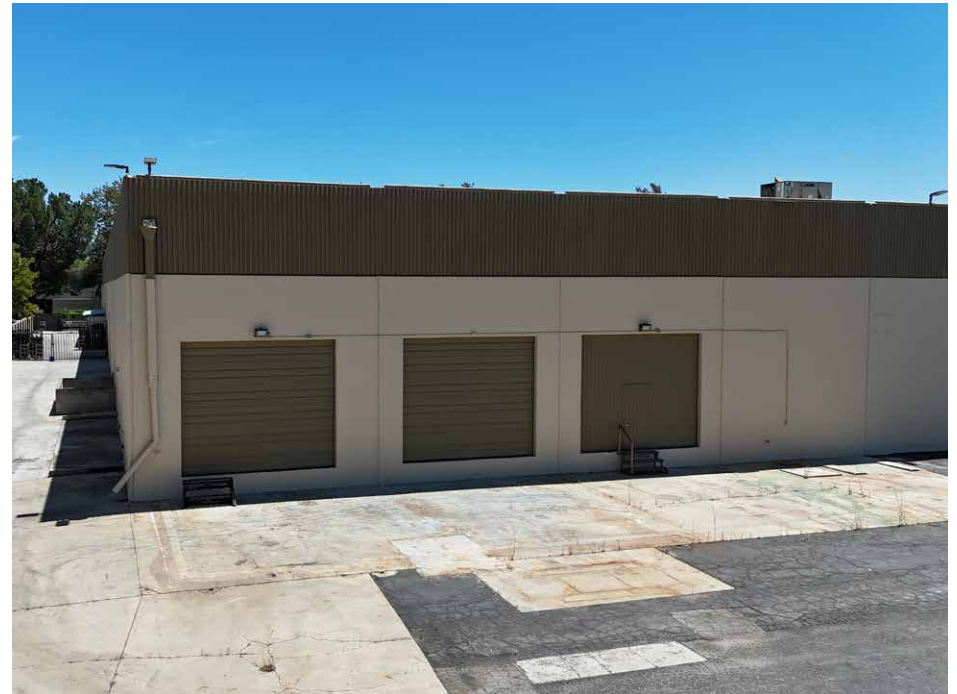
HEAVY  
POWER



MINIMUM  
OFFICE SPACE



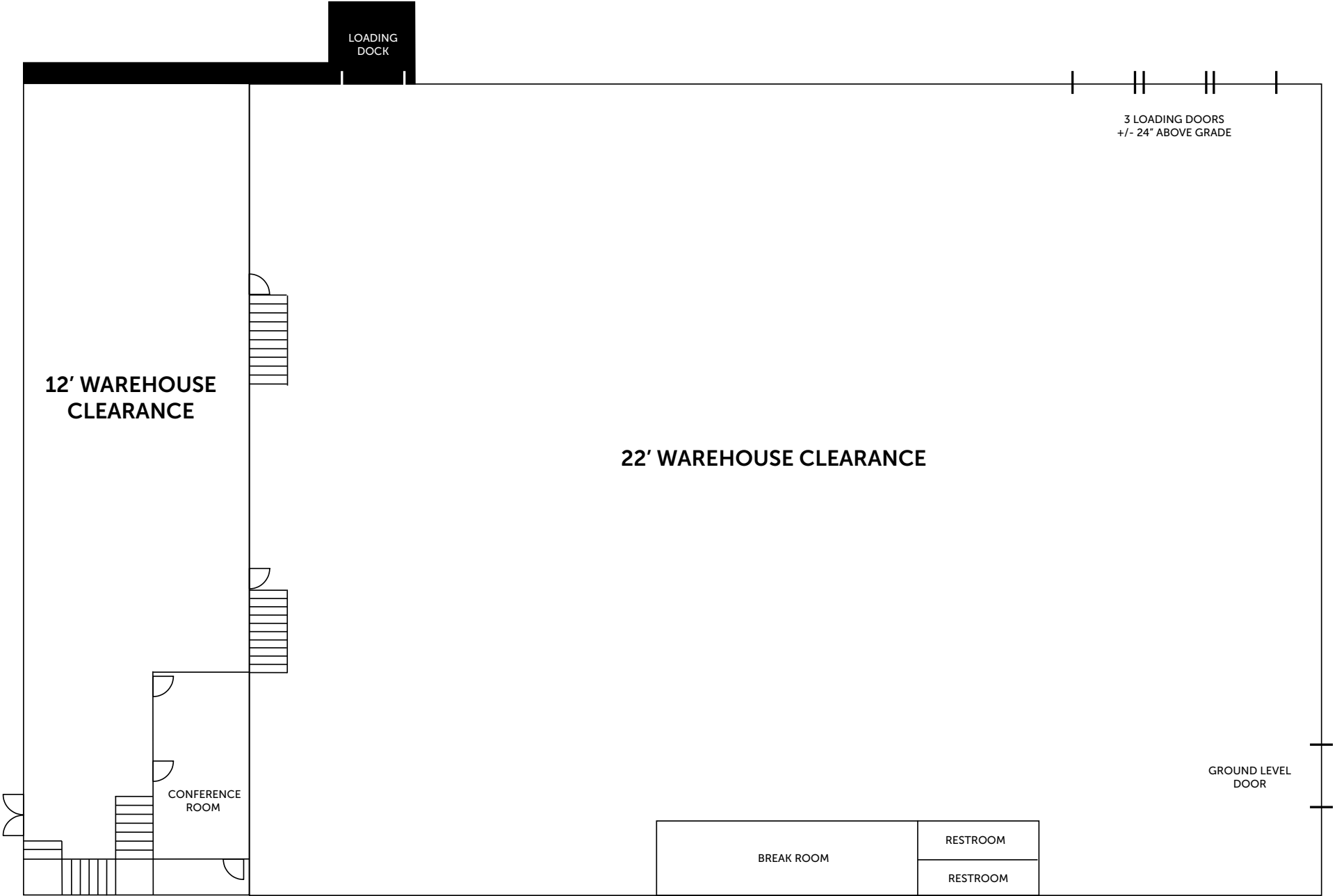
EXCELLENT  
LOADING



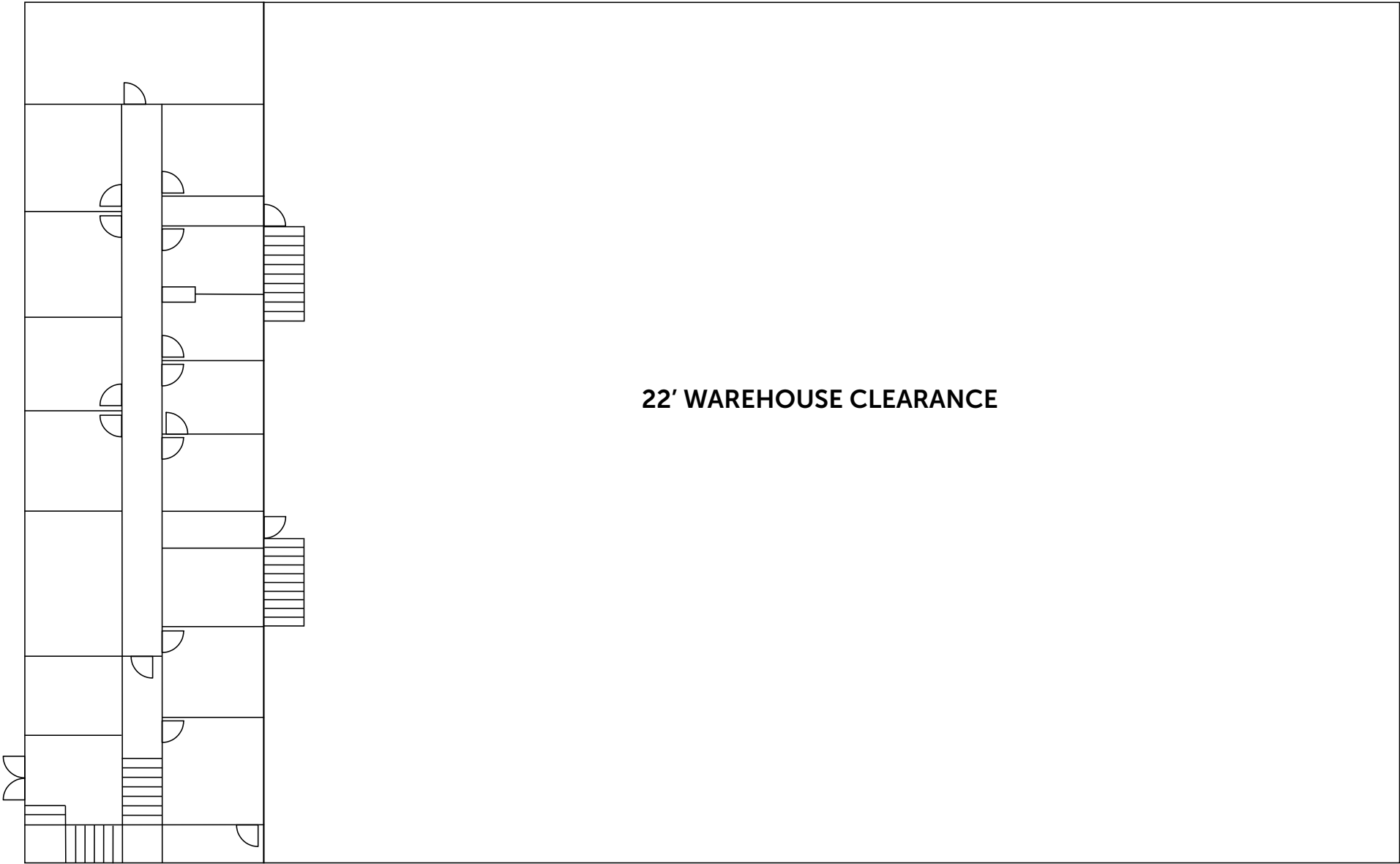
## PROPERTY PHOTOS



# FIRST FLOOR



# SECOND FLOOR



## PROPERTY PHOTOS



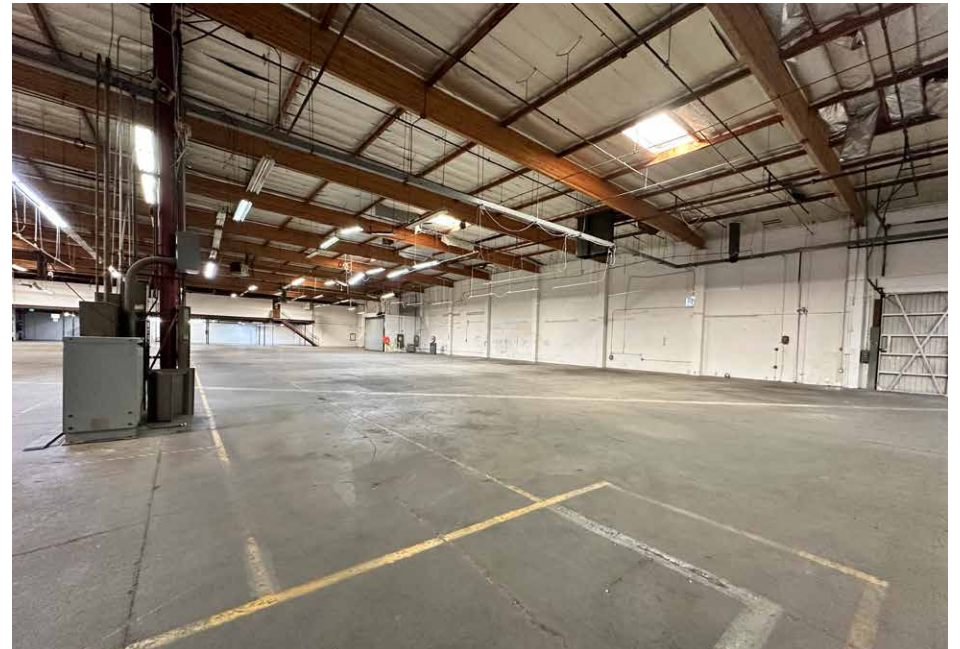
## PROPERTY PHOTOS



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## PROPERTY PHOTOS



## AERIAL MAP



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