

**25395 RYE CANYON ROAD
VALENCIA CA 91355**



**FOR LEASE - 43,000 SF
50% OFF BASE RENTS FOR MONTHS 1-6**

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	\$49,450
Monthly Rent / SF	\$1.15
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 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



FENCED
SECURE YARD



HEAVY
POWER



MINIMUM
OFFICE SPACE



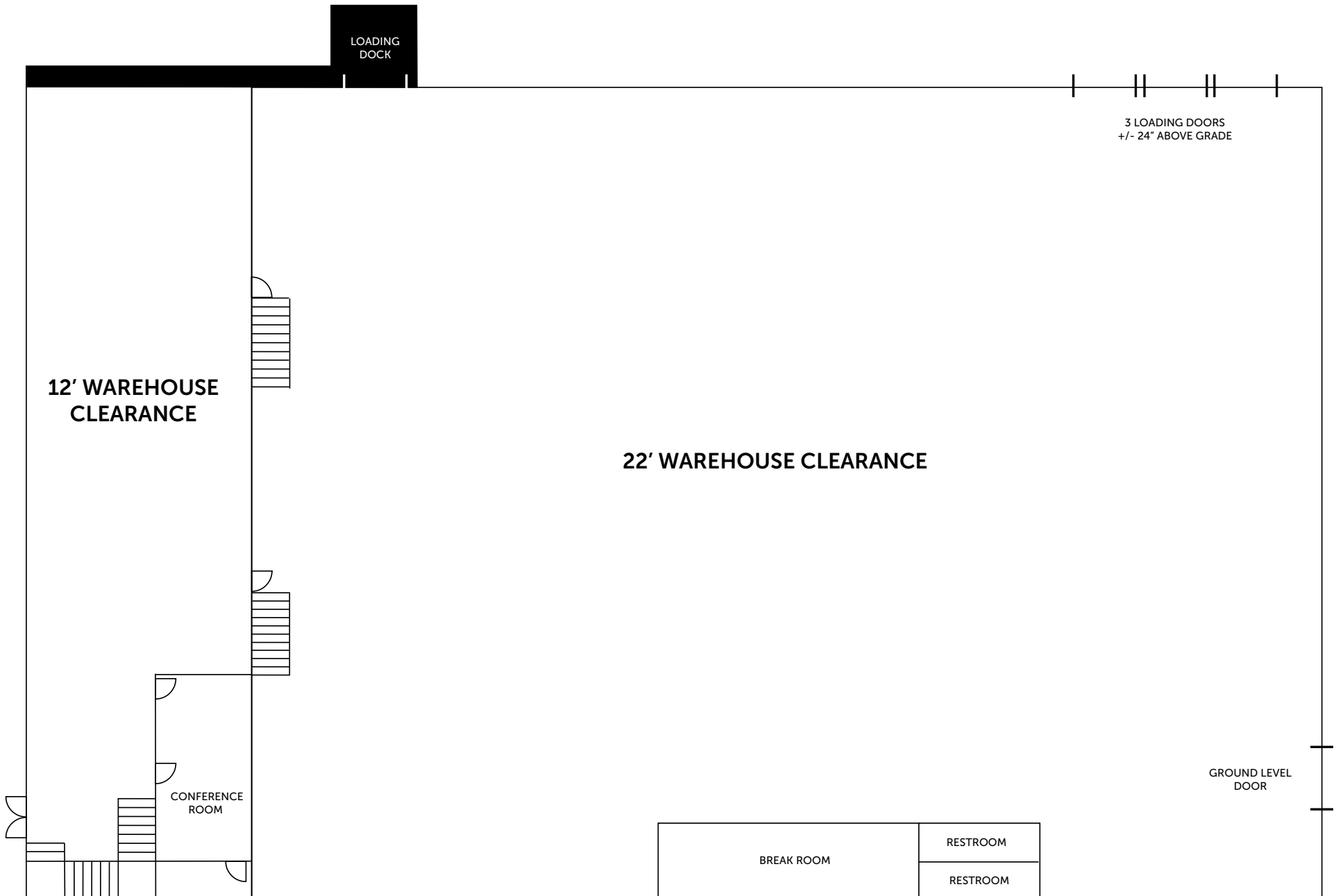
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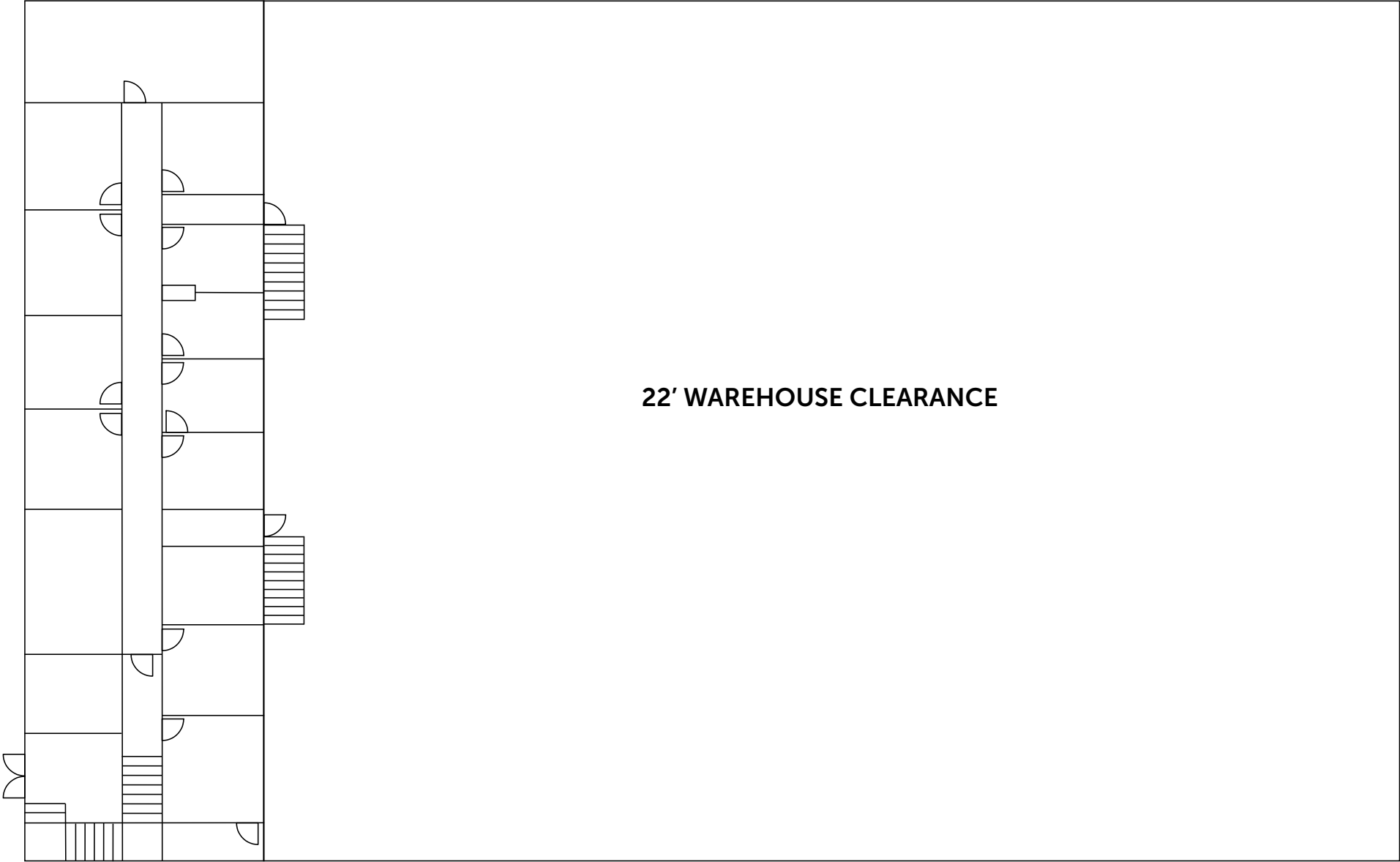
PROPERTY PHOTOS



FIRST FLOOR



SECOND FLOOR



PROPERTY PHOTOS



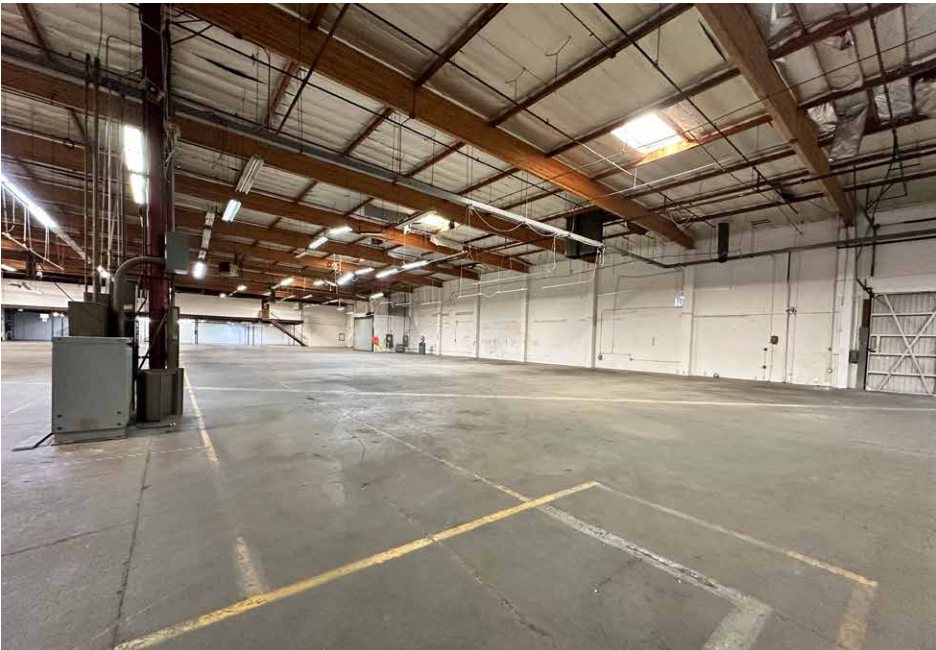
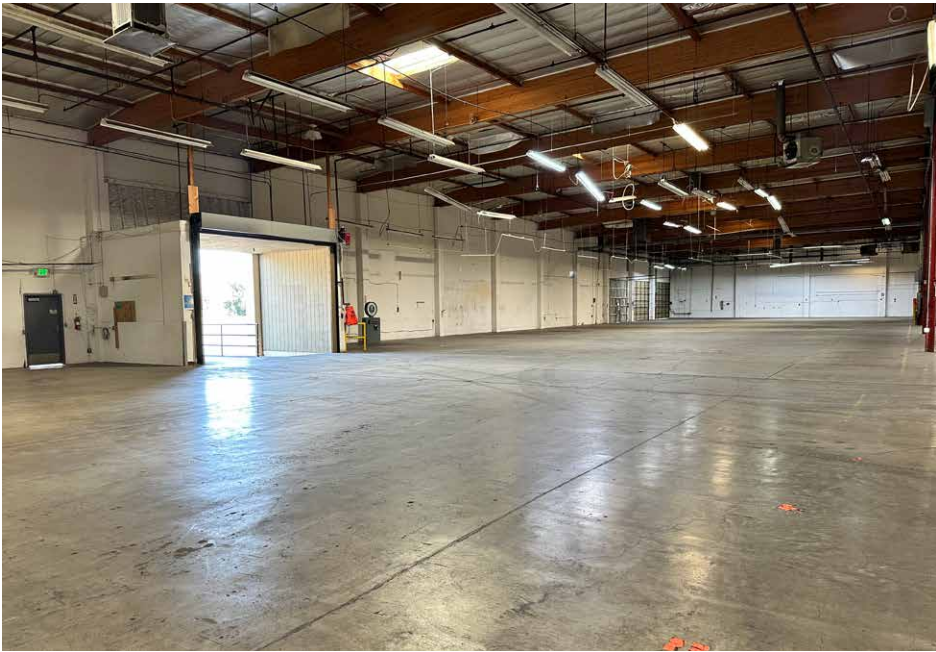
PROPERTY PHOTOS



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AERIAL MAP



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