

Available SF 14,925 SF

Industrial Condo For Lease

Building Size 78,780 SF



**Property Name:** Gateway Pointe Business Park  
**Address:** 28751 Industry Dr, Valencia, CA 91355  
**Cross Streets:** Industry Dr/Halsey Canyon Rd

Prestigious Gateway Pointe Business Park  
 Impressive Clear Height / Excellent Power  
 Nicely Appointed Office Space w/ Modern Build-Out  
 Retail Amenities Nearby / Easy 5, 126 & 14 Freeway Access

<b>Lease Rate/Mo:</b>	\$20,149	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	3,076 SF / 2
<b>Lease Rate/SF:</b>	\$1.35	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	NNN / Op. Ex: \$0.45	<b>GL Doors/Dim:</b>	1 / 12' x 14'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	14,925 SF	<b>DH Doors/Dim:</b>	1 / 12' x 14'	<b>Finished Ofc Mezz:</b>	1,540 SF
<b>Minimum SF:</b>	14,925 SF	<b>A: 400 V: 277/480 O: 3 W:</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 2006R25	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 30 / Ratio:</b>	2.0:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$47,498 / 2024	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Santa Clarita
<b>Zoning:</b>	M-1.5-DP			<b>APN#:</b>	2866-060-048
<b>Listing Company:</b>	Lee & Associates				
<b>Agents:</b>	<a href="#">Scott Caswell 818-444-4911</a> , <a href="#">Erica Balin 818-444-4912</a> , <a href="#">Ryan Pelino 818-444-4991</a>				
<b>Listing #:</b>	42678964	<b>Listing Date:</b>	05/28/2025	<b>FTCF:</b>	CB250N000S000/A0AA
<b>Notes:</b>	*Minimum 3 year term at asking rate.				