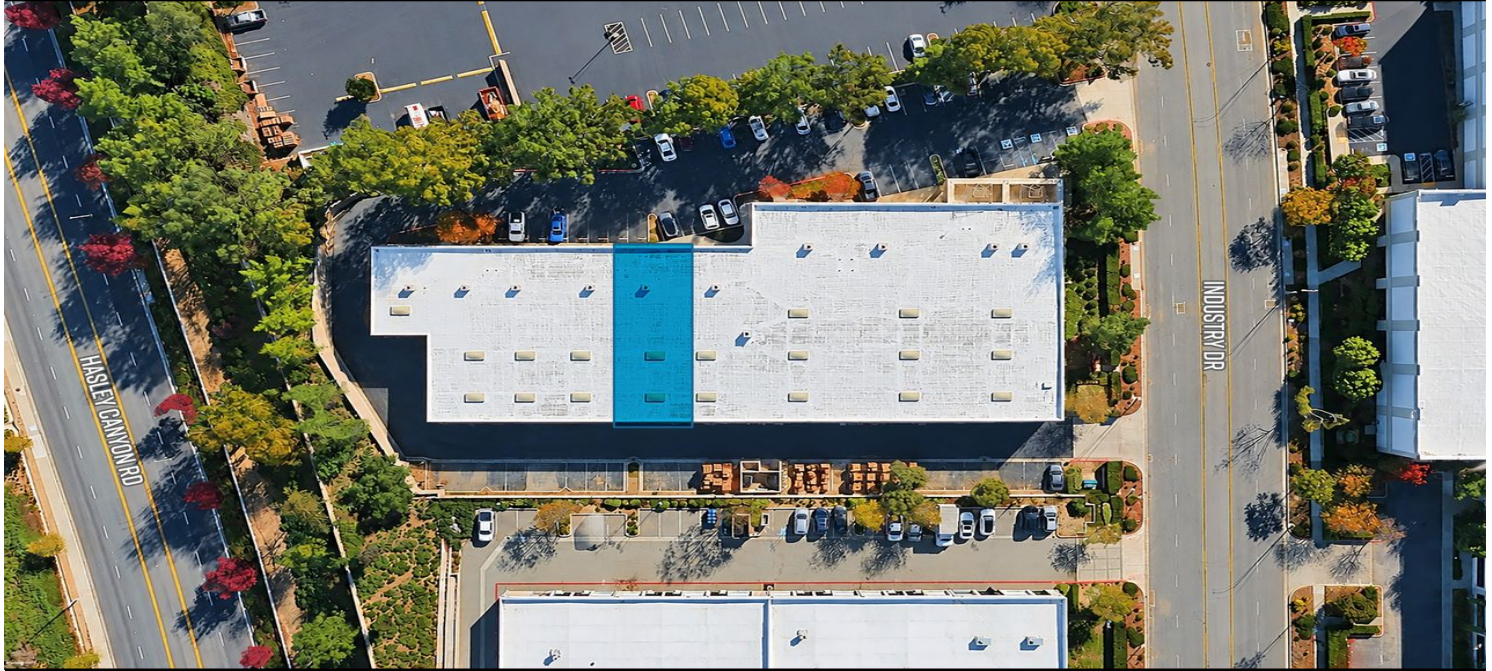


Available SF 2,786 SF

Industrial For Lease

Building Size 31,653 SF


Property Name:

Valencia Commerce Center

Address:

28311 Industry Dr, Valencia, CA 91355

Cross Streets:

Industry Dr/Commerce Center Dr

Located in the Master Planned Valencia Commerce Center
 High Image Multi-Tenant Complex
 Convenient Access to 5 and 126 Freeways
 Professionally Managed and Maintained Building
 Close Proximity to Many Retail Amenities

Lease Rate/Mo: \$3,900
Lease Rate/SF: \$1.40
Lease Type: Modified Gross / Op. Ex: \$0.16
Available SF: 2,786 SF
Minimum SF: 2,786 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M1.5

Sprinklered: Yes
Clear Height: 18'-20'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 277/480 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1999R23
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 1.8:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 645 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 11/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 3271-024-080

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](#), [Ryan Pelino 818-444-4991](#), [Scott Caswell 818-444-4911](#)
Listing #: 45785814

Listing Date: 10/14/2026

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify its accuracy. Call Broker for an appointment; do not go direct.

