

4,100 SF AVAILABLE FOR LEASE



28920 AVENUE PENN
VALENCIA, CA 91355

**PENN COMMERCE
CENTER**

CBRE

PROPERTY HIGHLIGHTS

- HIGH CORPORATE IMAGE, BUSINESS PARK SETTING
- HIGHLY EFFICIENT INDUSTRIAL UNITS AVAILABLE
- PRIME VALENCIA LOCATION
- FULLY AIR CONDITIONED
- FULLY INSULATED WAREHOUSE

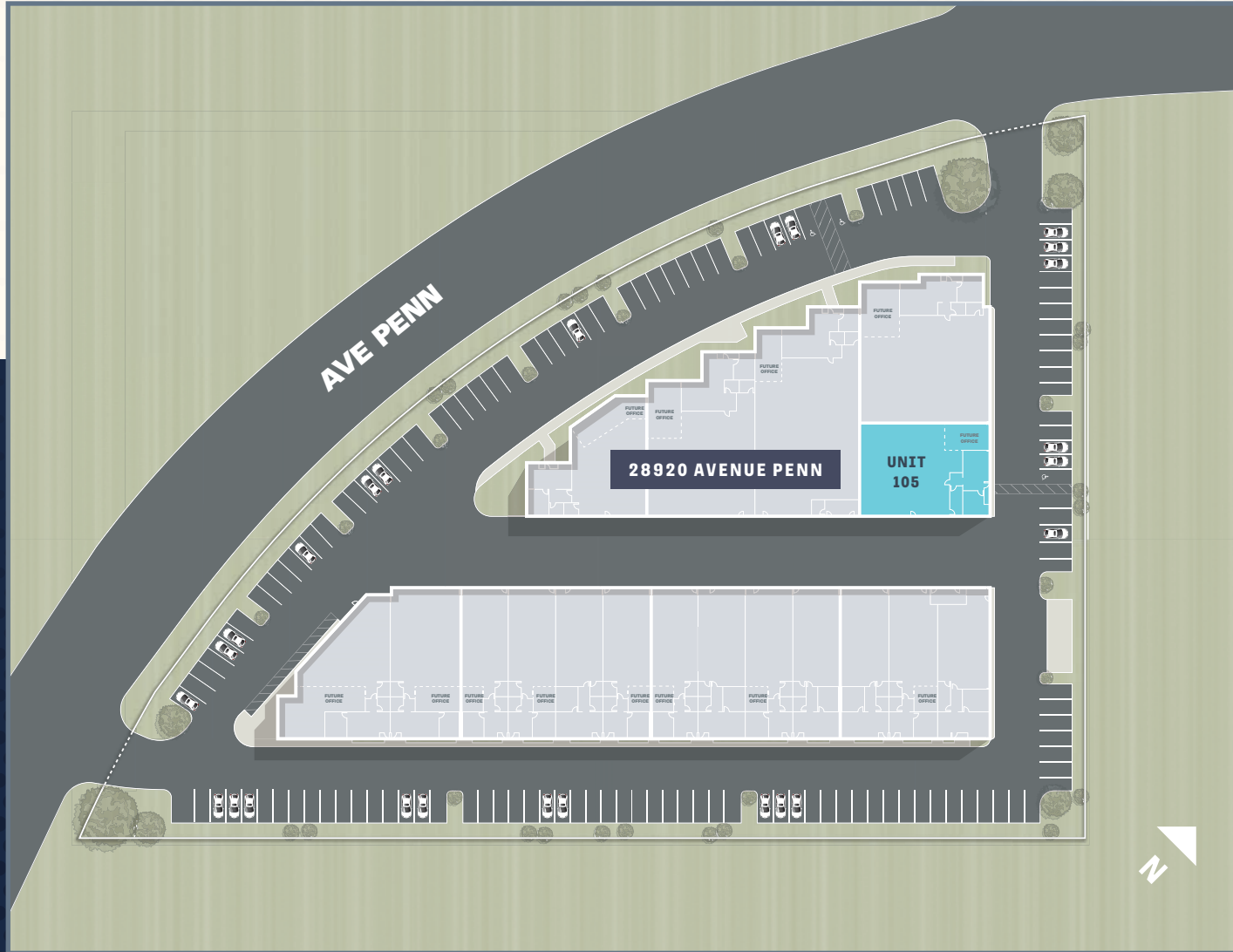


28920 AVENUE PENN, UNIT 105

Available SF	4,100 SF
Asking Lease Rate	\$1.50/SF/Month IG
Common Area Maintenance Fee	\$0.15/SF/Month
Clear Height	17'
Grade Level Doors	1 (10' x 14')
Power	200 Amps, 277/480 Volt
Office	560 SF
Parking	8 Spaces
Total Monthly Lease Rate	\$6,150/Month

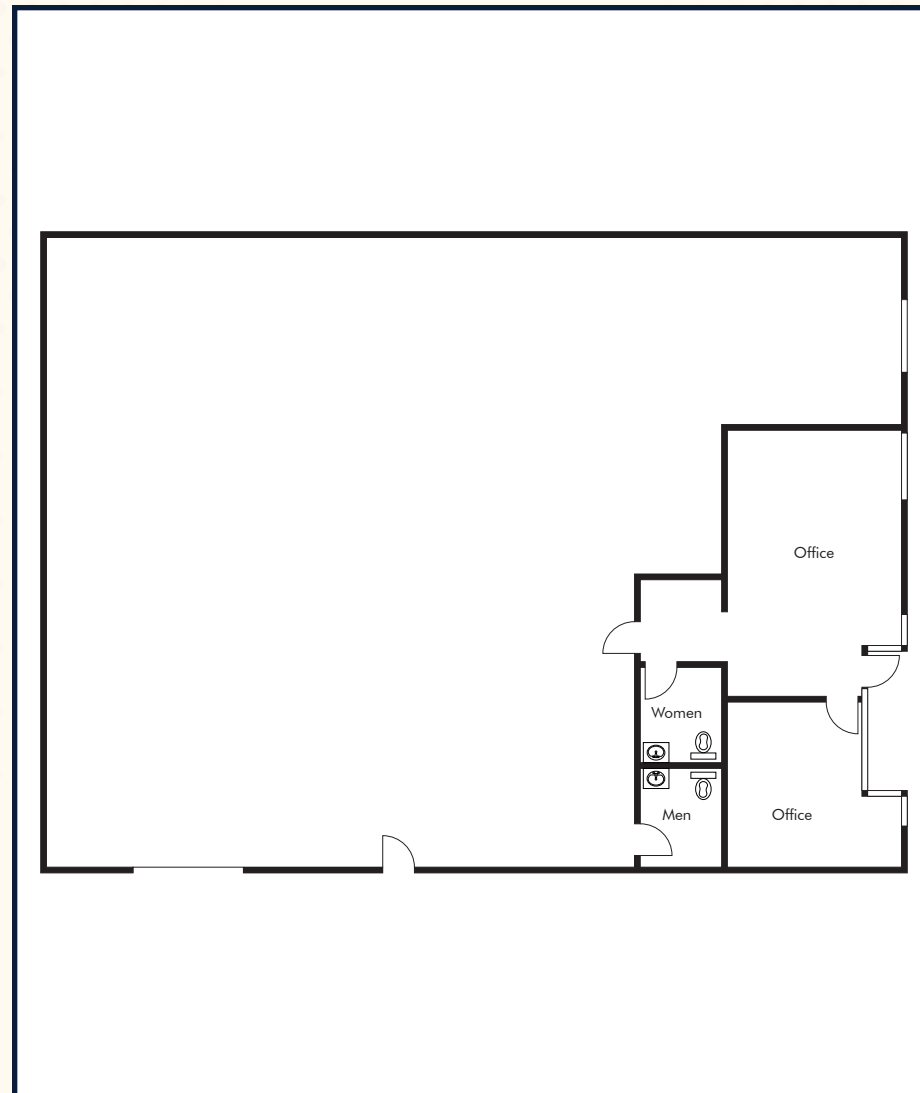


SITE PLAN



FLOOR PLANS

28920 Avenue Penn, Unit 105

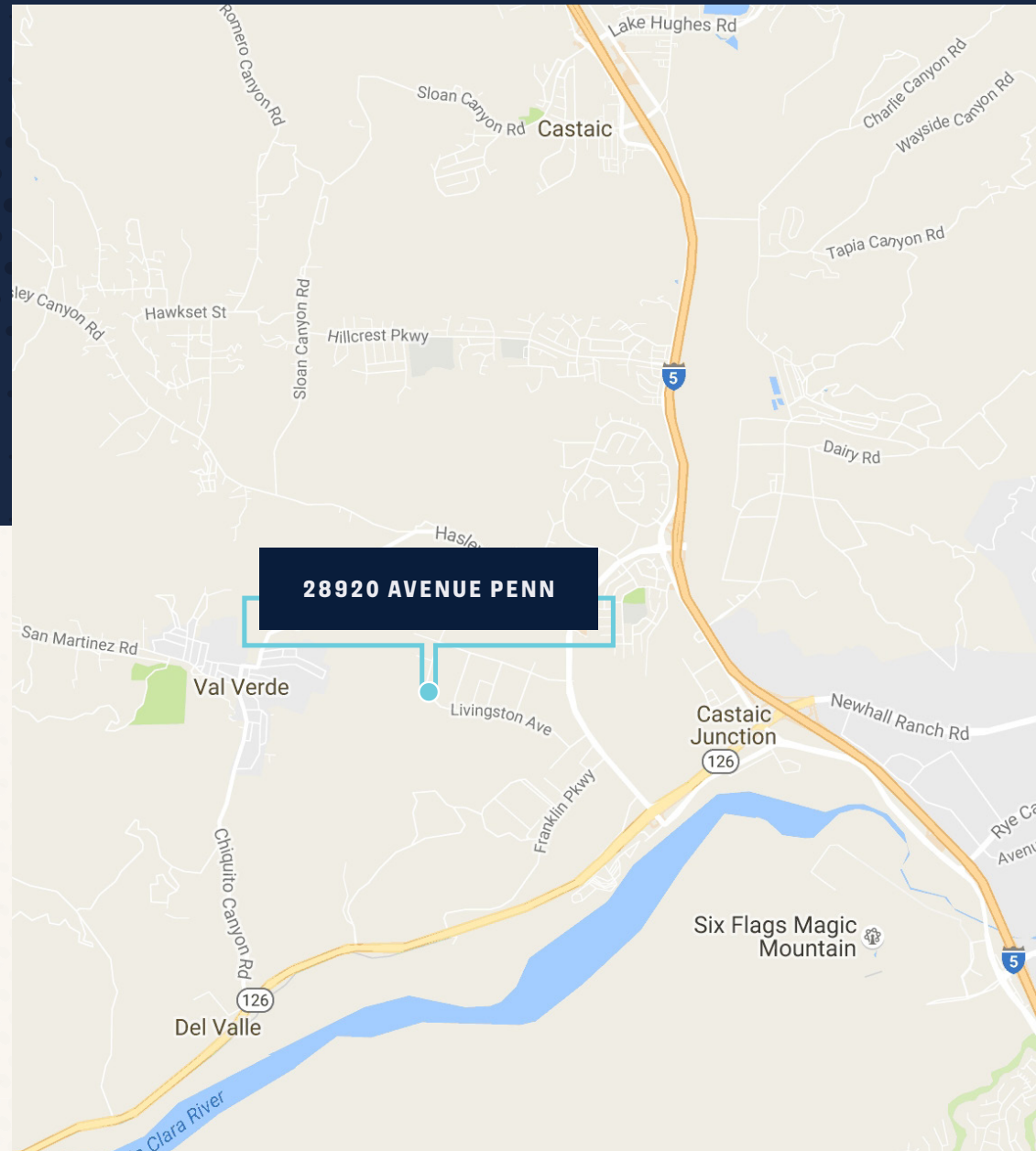


LOCATION MAP



- Located in the Master Planned Valencia Commerce Center
- Excellent Access to Highway 126 and Interstate 5 via Commerce Center Drive
- Easy Access to 405, 101 Freeways, Burbank Airport (30 Minutes) and LAX (45 Minutes)
- Close Proximity to the new Hasley Crossroads Shopping Center, Courtyard Marriott, Embassy Suites, Valencia Town Center, the Hyatt Valencia Hotel and Santa Clarita Conference Center, and Newhall Ranch master planned development, which will encompass approximately 20,000 new homes

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CBRE

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