

FOR LEASE | 2,365 SF AVAILABLE



28910 AVENUE PENN
VALENCIA, CA 91355

**PENN COMMERCE
CENTER**

CBRE

PROPERTY HIGHLIGHTS

- HIGH CORPORATE IMAGE, BUSINESS PARK SETTING
- PRIME VALENCIA LOCATION
- FULLY INSULATED WAREHOUSE AND 100% HVAC
- GOOD POWER
- PART OF MASTER PLANNED BUSINESS PARK
- PROFESSIONALLY OWNED AND MANAGED

28910 AVENUE PENN, UNIT 203

Available SF	2,365 SF
Asking Lease Rate	\$1.54/SF/month IC
Common Area Maintenance Fee	\$0.15/SF/month
Clear Height	18'
Grade Level Doors	1 (10' x 13')
Power	200 Amps, 277/480 Volt
Office	350 SF
Parking	7 spaces
Total Monthly Lease Rate	\$3,642/month

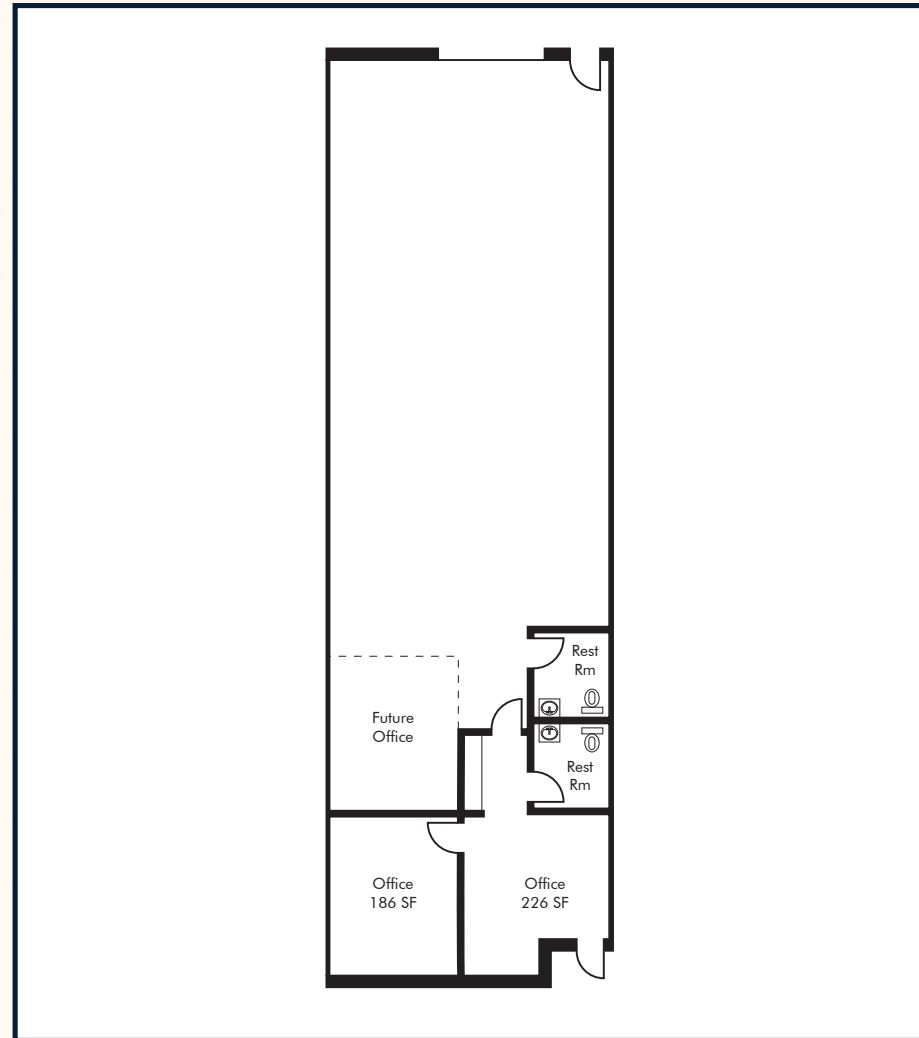


SITE PLAN



FLOOR PLAN

28910 Avenue Penn, Unit 203



GALLERY

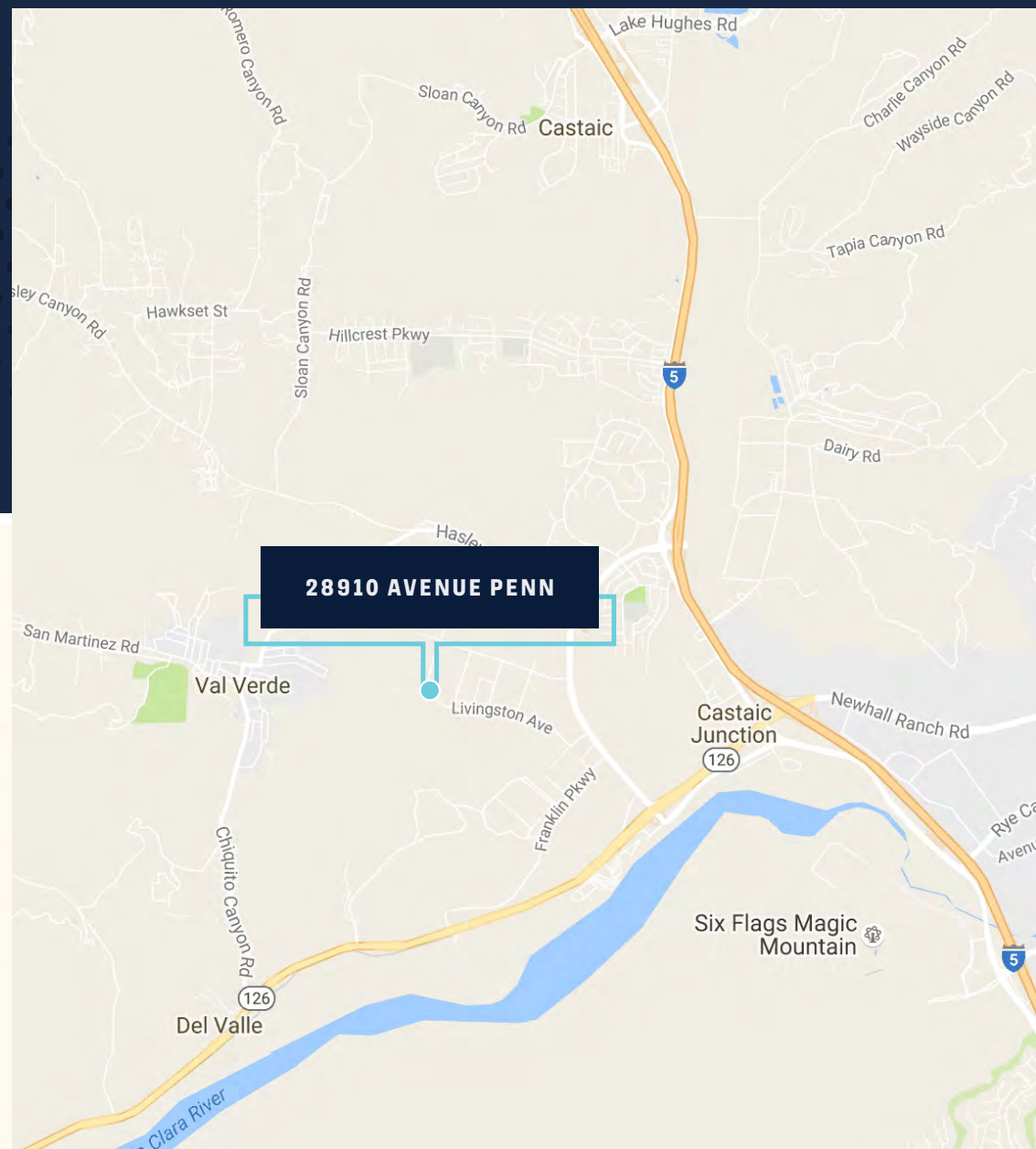


LOCATION MAP



- 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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