

# 28307 Industry Dr

Valencia, CA 91355

**5,224 SF** For Sublease

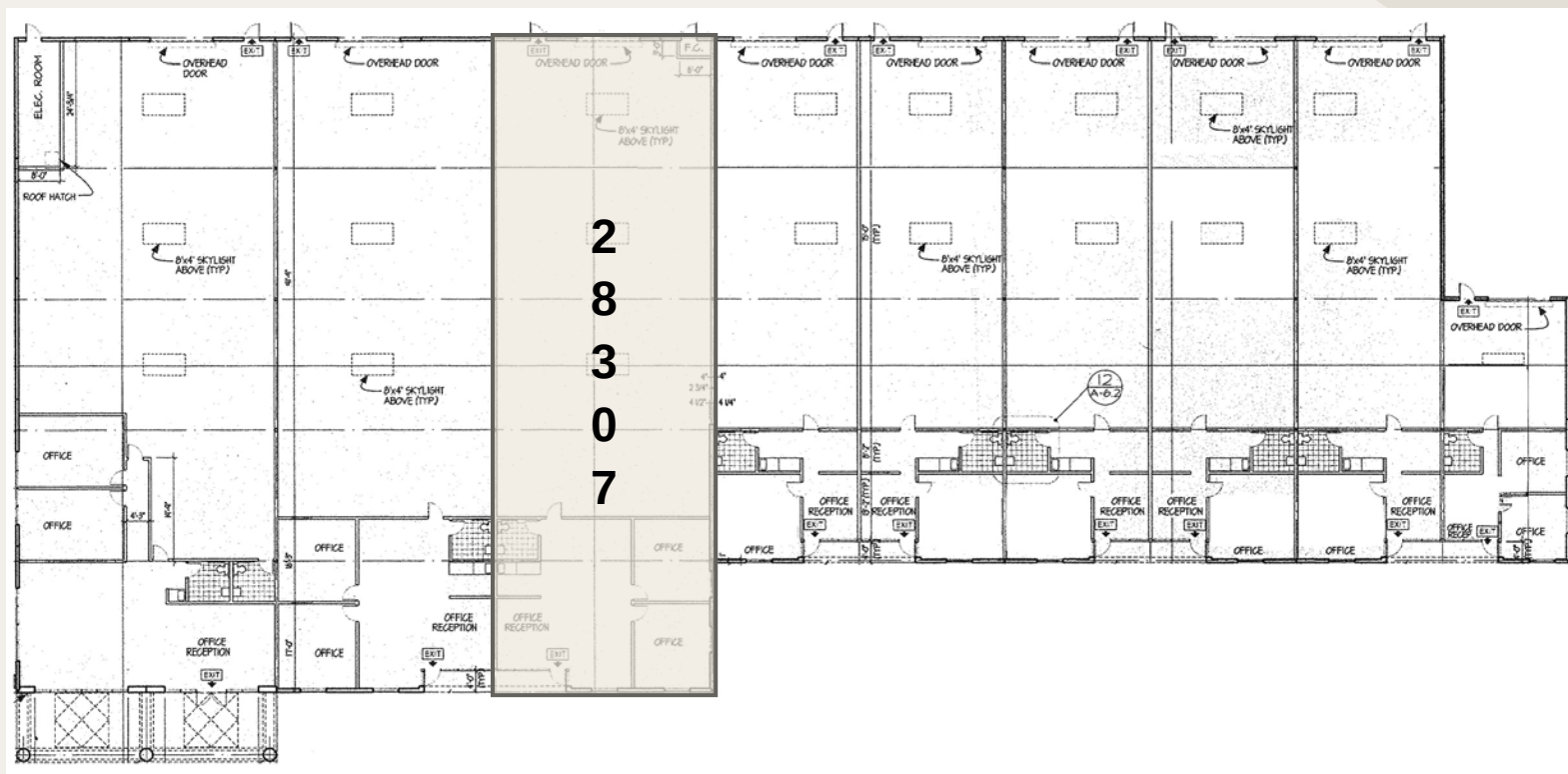
**\$0.99/SF/MO FOR THE FIRST 4 MONTHS**



## **RARE INDUSTRIAL SPACE FOR SUBLEASE IN VALENCIA**

- Well Maintained Unit with Minimal Office
- High Image Multi-Tenant Complex
- Convenient Access to I-5 and 126 Freeways
- Located in Master Planned Valencia Commerce Center
- Potential for Long-Term Direct Lease

# 28307 Industry Dr



## Property Information

Months 1-4:  
\$0.99 MG/SF/mo  
Months 5+:  
\$1.46 MG/SF/mo

5,190

Available SF

Lease Rate

±\$0.13

Operating Expenses

1,946

Office SF

1  
(12'x12')

Ground Level  
Doors

1

Restroom

20'

Min Clearance  
Height

400 A;  
277/480 V  
3p 4w

Power

# Photos



# Amenities Map

## EATERIES

- 1 Baja Fresh
- 2 Big Chicken
- 3 BJ's Restaurants
- 4 Black Bear Diner
- 5 Cafe Rio
- 6 California Fish Grill
- 7 California Pizza Kitchen
- 8 Capriotti's Sandwich Shop
- 9 Carl's Jr.
- 10 Chick-fil-A
- 11 Chipotle Mexican Grill
- 12 Corner Bakery Cafe
- 13 Dairy Queen
- 14 Del Taco
- 15 Denny's
- 16 Domino's Pizza
- 17 Donatos Pizzeria
- 18 Dunkin' Donuts
- 19 Firehouse Subs
- 20 Five Guys
- 21 Hot Dog on a Stick
- 22 IHOP
- 23 In-N-Out Burger
- 24 Jack in the Box
- 25 Jersey Mike's
- 26 Jimmy John's
- 27 Johnny Rockets
- 28 Little Caesars
- 29 McDonald's
- 30 Mimi's Cafe
- 31 Olive Garden
- 32 Orange Julius
- 33 Original Tommy's
- 34 Panda Express
- 35 Panera Bread
- 36 Papa John's
- 37 Peet's Coffee and Tea
- 38 Pizza Hut
- 39 Popeyes Louisiana Kitchen
- 40 Red Lobster
- 41 Red Robin Gourmet Burgers
- 42 Sbarro
- 43 Starbucks
- 44 Stonefire Grill
- 45 Subway
- 46 Sushi Story
- 47 Taco Bell
- 48 Teriyaki Madness
- 49 The Cheesecake Factory
- 50 The Coffee Bean & Tea Leaf
- 51 The Habit Burger Grill
- 52 The Stand
- 53 Wendy's
- 54 Wingstop

## LODGING

- 1 Best Western
- 2 Courtyard by Marriott
- 3 Embassy Suites Hotels
- 4 Hampton Inn
- 5 Hilton Garden Inn
- 6 Holiday Inn Express
- 7 Homewood Suites by Hilton
- 8 Hyatt Regency
- 9 Residence Inn by Marriott
- 10 SpringHill Suites by Marriott

## SHOPPING

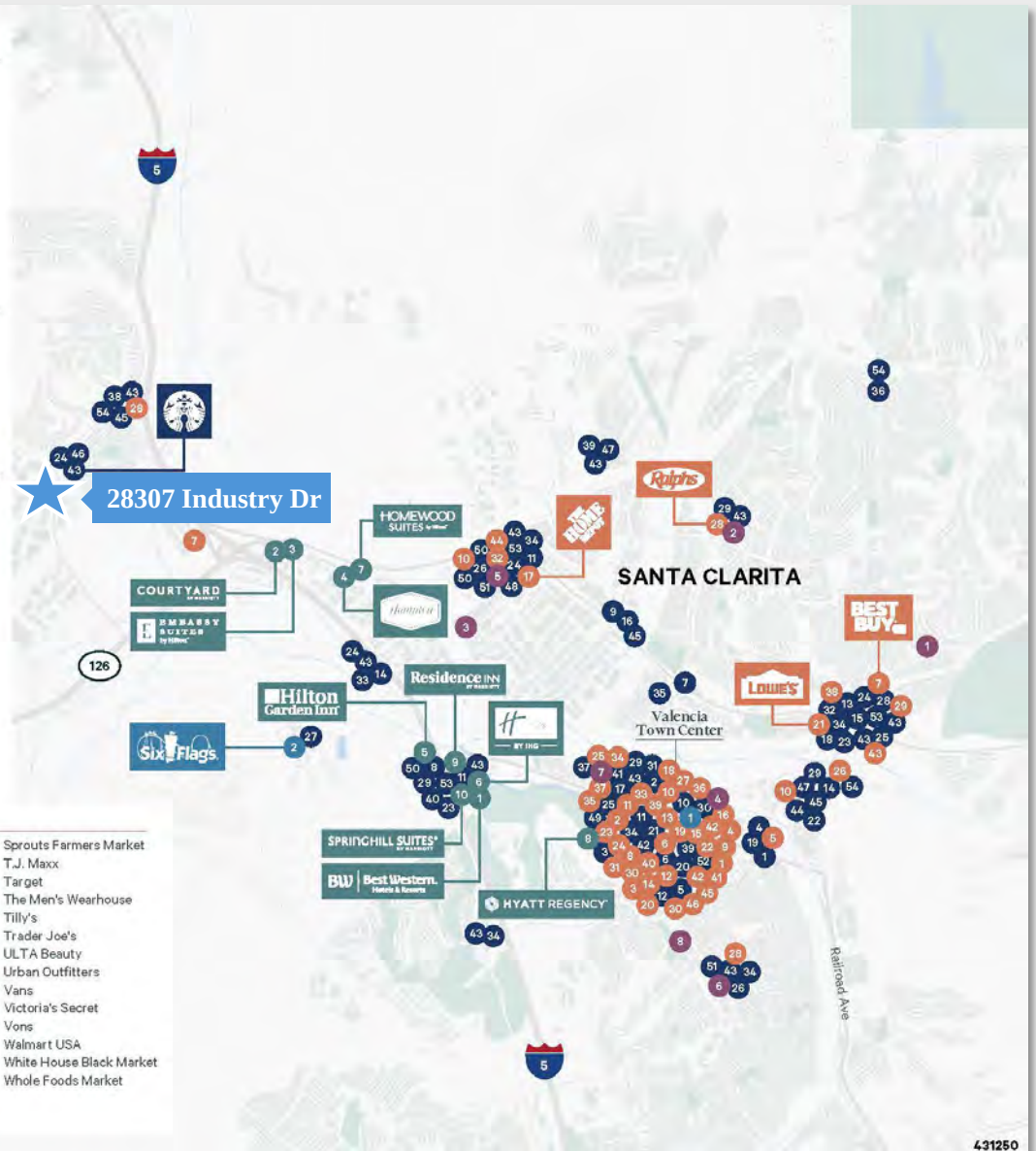
- 1 American Eagle Outfitters
- 2 Anthropologie
- 3 Apple Retail Store
- 4 BareMinerals
- 5 Barnes and Noble
- 6 Bath & Body Works
- 7 Best Buy
- 8 Claire's
- 9 Cotton On
- 10 Dollar Tree
- 11 Five Below
- 12 Foot Locker
- 13 Forever 21
- 14 Free People
- 15 H&M
- 16 Hollister
- 17 Home Depot
- 18 HomeGoods
- 19 JCPenney
- 20 Kohl's
- 21 Lowe's
- 22 Lululemon
- 23 Macy's
- 24 Macy's Backstage
- 25 Nordstrom Rack
- 26 On Running
- 27 Pottery Barn
- 28 Ralphs
- 29 Ross Stores
- 30 Sephora
- 31 SKECHERS
- 32 Smart & Final
- 33 Sprouts Farmers Market
- 34 T.J. Maxx
- 35 Target
- 36 The Men's Wearhouse
- 37 Tilly's
- 38 Trader Joe's
- 39 ULTA Beauty
- 40 Urban Outfitters
- 41 Vans
- 42 Victoria's Secret
- 43 Vons
- 44 Walmart USA
- 45 White House Black Market
- 46 Whole Foods Market

## FITNESS

- 1 Anytime Fitness
- 2 Club Pilates
- 3 CrossFit
- 4 Gold's Gym
- 5 LA Fitness
- 6 Orangetheory Fitness
- 7 StretchLab
- 8 YMCA

## ENTERTAINMENT

- 1 Fun Factory
- 2 Six Flags



For Sublease  
5,190 SF

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