



**STATE OF THE ART
BUILDING FOR LEASE**

Q1 2027 Delivery

**PHASE I, BUILDING 1
295,584 SF**

**Foreign Trade Zone ("FTZ")
Designation UNDERWAY!**

LogistiCenter® at Valencia

SE Corner of Franklin Pkwy. & Braxton Ave.
Valencia, CA 91355

LIGHT INDUSTRIAL | DISTRIBUTION | FOR LEASE



Dermody.com

Property Overview

Building Specifications

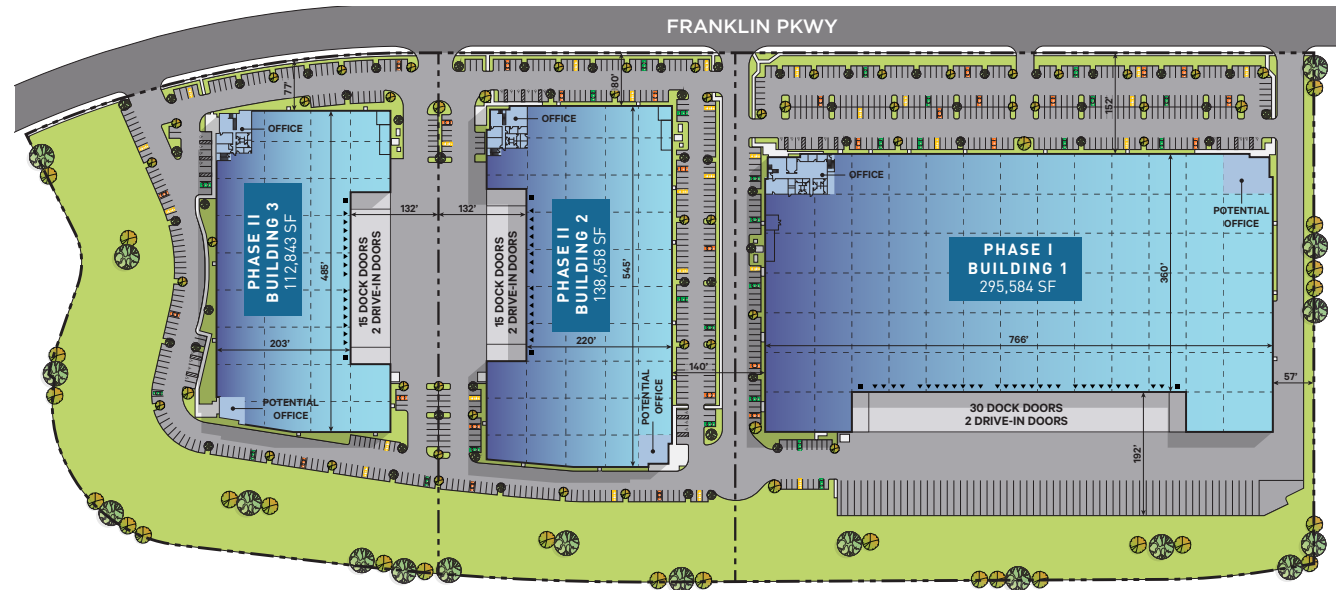
State of the Art Buildings With a Potential To Build to Suit on Phase II

Strategically located in the heart of the master-planned Valencia Commerce Center within the thriving Santa Clarita Valley, this new industrial development offers an unmatched environment for modern businesses. Spanning 27 acres, the project will feature three state-of-the-art buildings designed to accommodate a wide range of industrial uses—from warehousing and distribution to manufacturing and assembly.

Phase I kicks off with Building 1, a best-in-class facility totaling 295,584 SF slated for delivery in Q1 2027. Building 1 will feature 40' clear heights, ESFR K-25 sprinklers, 10,000 SF of high-image office space along with abundant trailer parking stalls, among many other cutting edge features for today's modern businesses.

Phase II, which is slated to deliver in Q4 2027, includes Buildings 2 and 3, which offer flexible configurations and build-to-suit potential across the entire site up to 280,000 SF or portions thereof.

With immediate access to Interstate 5 and Highway 126, and situated in the business-friendly environment of Santa Clarita Valley, this development is poised to become a cornerstone of North Los Angeles' industrial landscape.



	Phase I Building 1	Phase II Building 2	Phase II Building 3
Site Size	13.93 Acres	7 Acres	6.06 Acres
Building Size	295,584 SF	138,658 SF	112,843 SF
Asking Rent	Available Upon Request	Available Upon Request	Available Upon Request
Office Size	10,000 SF (Two-Story)	6,550 SF (Two-Story)	5,570 SF (Two-Story)
Loading Doors	30 DH & 2 GL	15 DH & 2 GL	15 DH & 2 GL
Ceiling Height	40' Clear	36' Clear	36' Clear
Parking	597 Spaces	238 Spaces	194 Spaces
Power	8,000A UGPS 4,000A MSB	4,000A UGPS 4,000A MSB	4,000A UGPS 4,000A MSB
Sprinklers	K-25 ESFR	K-25 ESFR	K-25 ESFR
Zoning	M1.5-DP	M1.5-DP	M1.5-DP
Timing	Q1 2027	Q4 2027	Q4 2027



Foreign Trade Zone “FTZ”

Designation Underway

What is a Foreign Trade Zone?

A US Foreign-Trade Zone (FTZ) is a secure geographical area authorized by the federal government, where commercial merchandise, both domestic and foreign, is outside the commerce of the US for Customs purposes.

Benefits of Operating in an FTZ

- Duty Deferral
- Duty Reduction and Elimination
- Duty Inversion
- Duty Free Export/Scrap
- Merchandise Processing Fee Reduction via Weekly Entry
- Improved Supply Chain Velocity

3 Step Process to Apply for and Operate FTZ

Step 1:

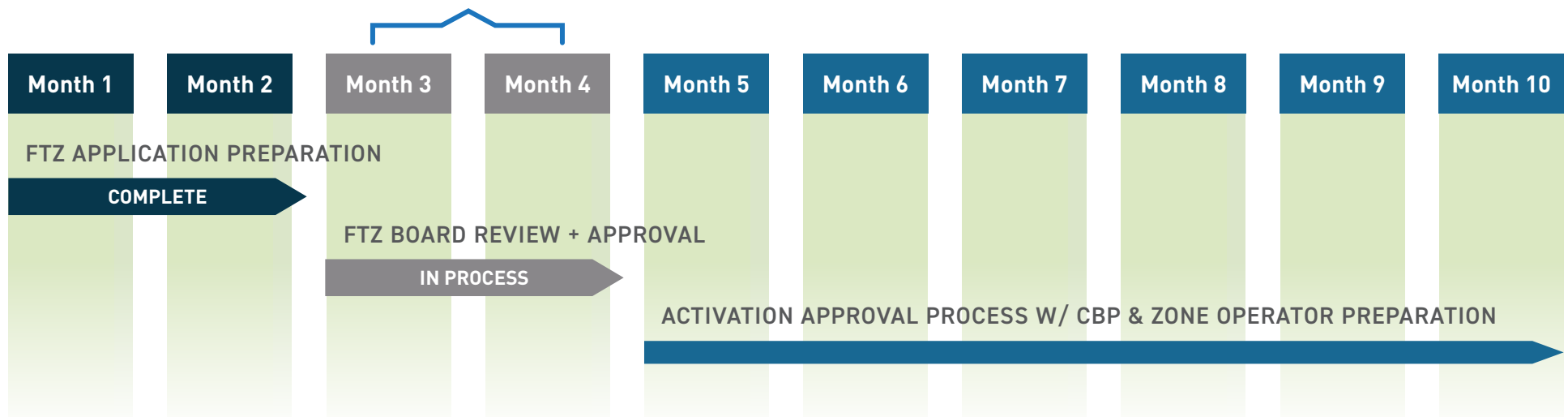
Obtain sponsorship with local Grantee who administers local FTZ project.

Step 2:

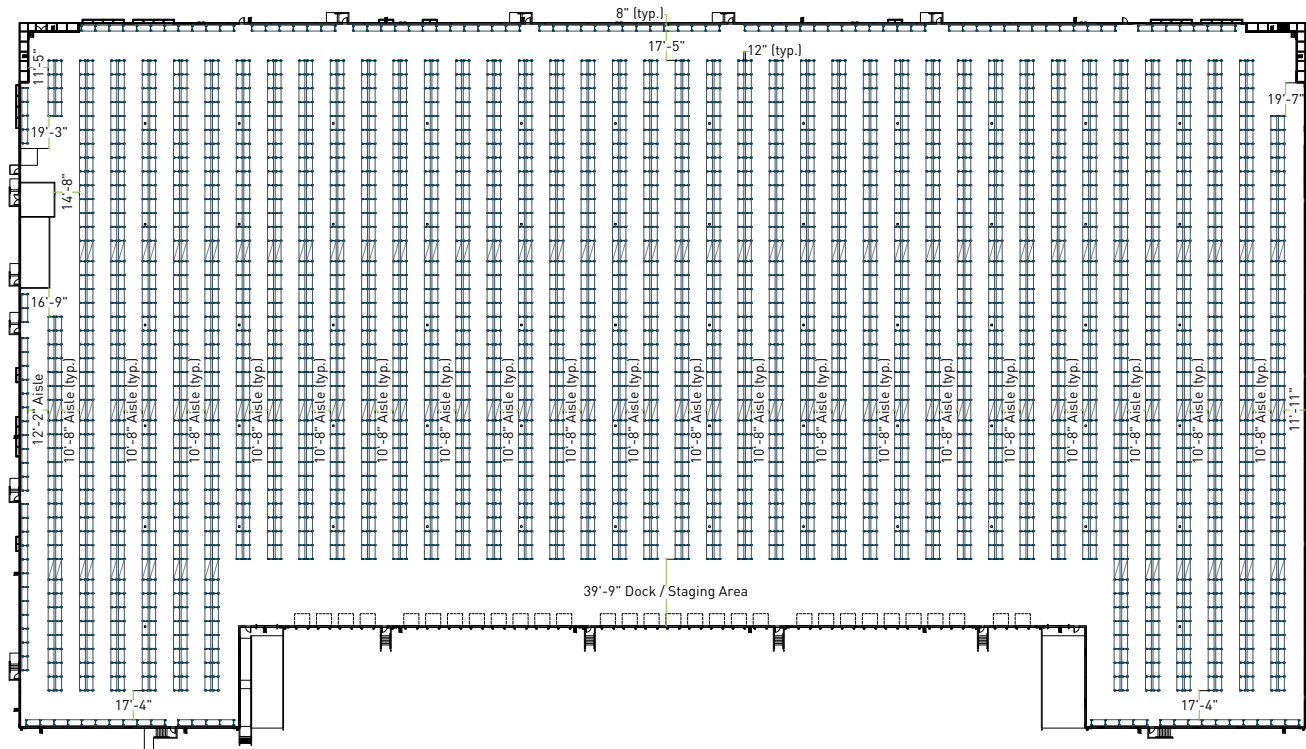
Apply for FTZ designation and approval with FTZ Board (Department of Commerce).

Step 3:

Submit activation package to local Customs and Border Protection (CBP) for approval as CBP oversees compliance in the FTZ.



Store Up to 50% More Pallets in a 40' Clear Building Compared to 30' Clear!

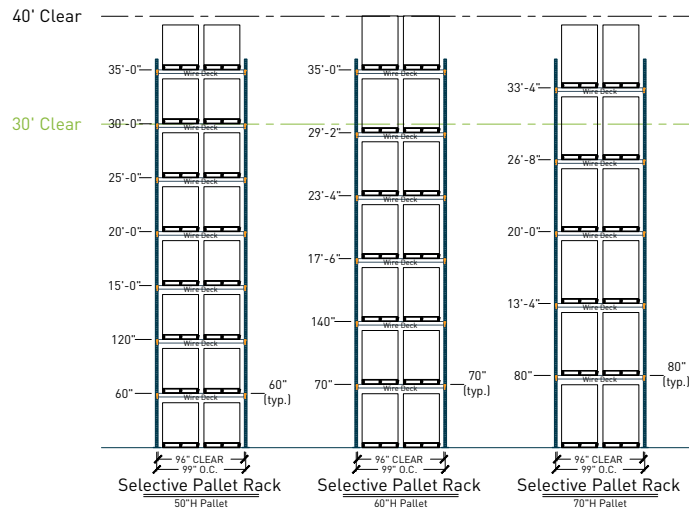


Disclaimer: The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Source Racks for specific design considerations of company products, forklift equipment and other design criteria.



40' Clear Height 295,584 Sq. Ft.		
Number of Bays	Pallet Height	Pallet Positions
3,111	50"	49,776
	60"	43,554
	70"	37,332

30' Clear Height 295,584 Sq. Ft.		
Number of Bays	Pallet Height	Pallet Positions
3,111	50"	37,332
	60"	31,110
	70"	24,888



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Location Map

Superior Location

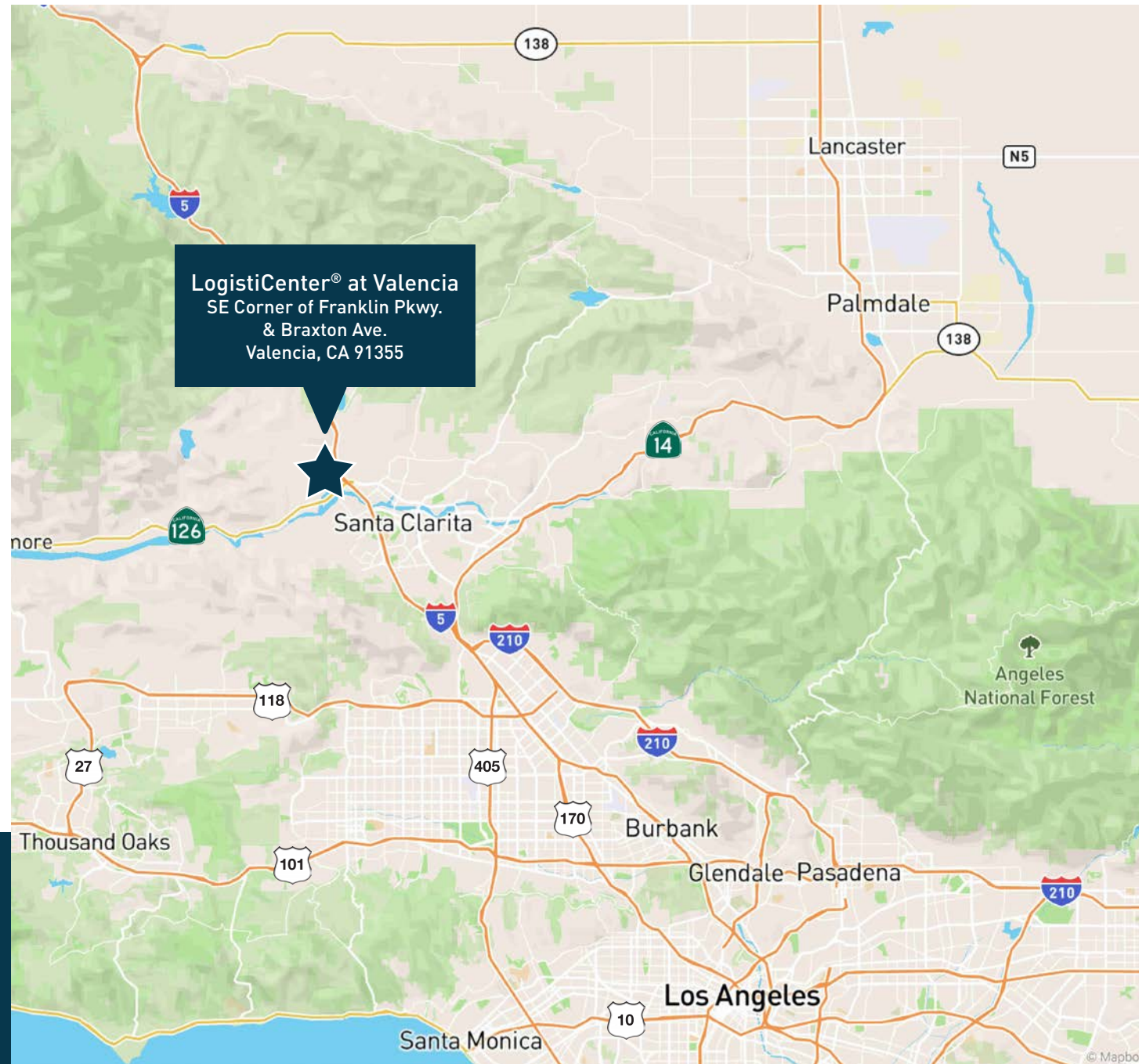
The LogistiCenter® at Valencia is located in the master Planned Valencia Commerce Center and directly adjacent to FivePoint Valencia's 21,000 home development currently underway.

Immediate Access to Interstate 5 and Highway 126

The site offers immediate access to Interstate 5 (California's primary North-South Freeway) and Highway 126.

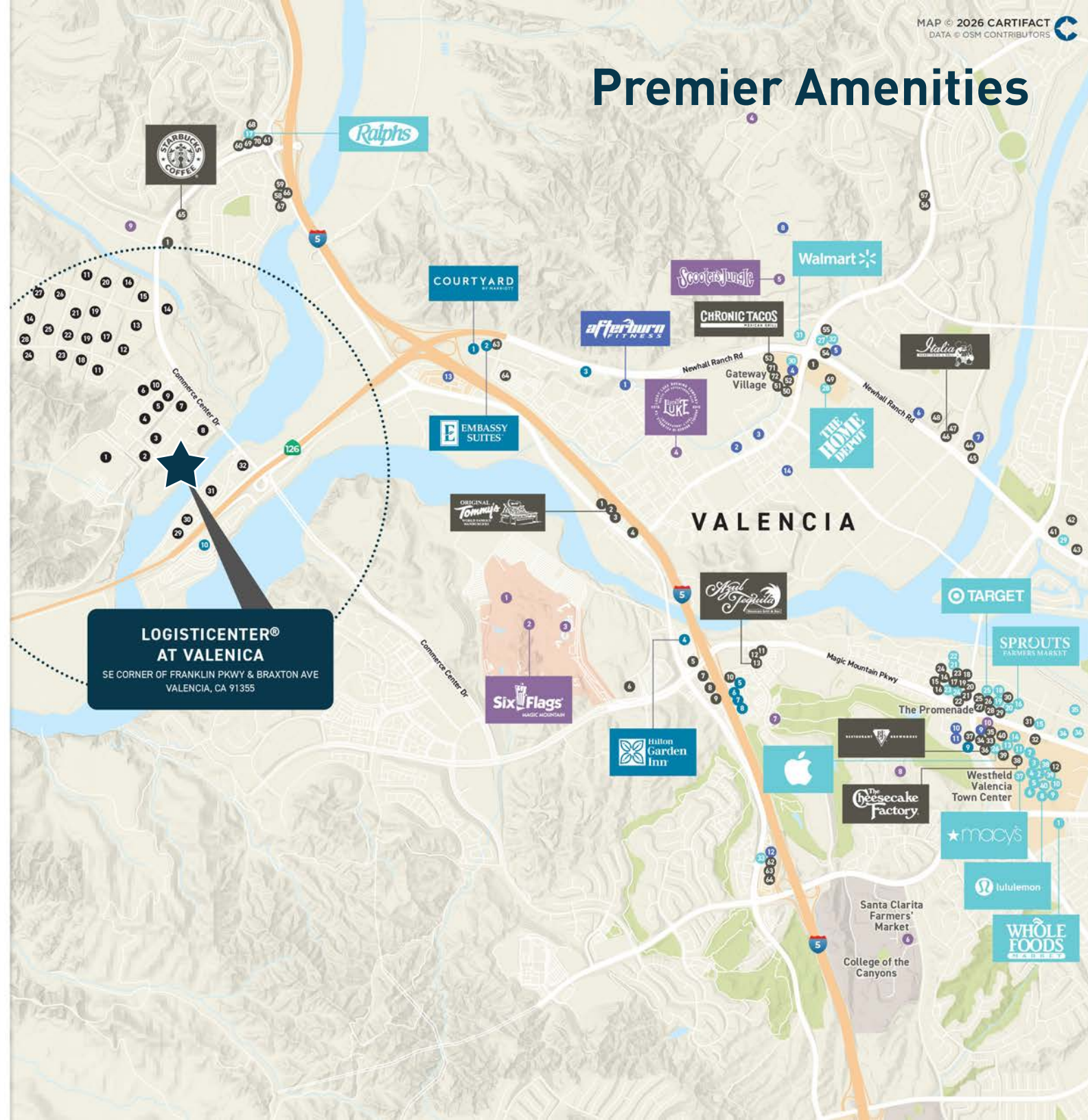
Countless Opportunities for Companies

The site's location takes advantage of a solid workforce, business friendly climate and low crime.



Key Distances	Miles
Interstate 5	1.5
Highway 126	<1
Highway 14	±10
Interstate 405	13
Ports of LA & Long Beach	62
Burbank Airport	26
Los Angeles Intl. Airport	43

Premier Amenities



EATERIES

- 1 Jack in the Box
- 2 Original Tommy's
- 3 Del Taco
- 4 Jimmy Deans
- 5 McDonald's
- 6 Teen Titans Tower Pizza
- 7 Wendy's
- 8 Red Lobster
- 9 In-N-Out Burger
- 10 Denny's
- 11 Sam's Flaming Grill
- 12 Crazy Otto's Diner
- 13 Azul Tequila
- 14 Tokyo Sushi
- 15 Crumbl Cookies
- 16 Chop Stop
- 17 Masa Ramen
- 18 Red Robin
- 19 Jamba
- 20 Rubio's
- 21 Olive Garden
- 22 Madre Restaurant
- 23 Ooh La La Panini
- 24 Cold Stone Creamery
- 25 Zankou Chicken
- 26 B5C Bakery Café
- 27 Jersey Mike's
- 28 Presto Pasta
- 29 Hook Burger
- 30 See's Candies
- 31 Mim's Cafe
- 32 Chick-It-A
- 33 Chipotle
- 34 Crab N' Spice
- 35 Salt Creek Grille
- 36 BJ's Restaurant
- 37 Greater Pacific
- 38 The Cheesecake Factory
- 39 Black 'N Blue
- 40 Buca di Beppo
- 41 California Pizza Kitchen
- 42 Marston's Restaurant
- 43 Sabor Cocina Mexicana
- 44 Eggs 'n Things
- 45 Q&Q Hawaiian bbq
- 46 Italia
- 47 Pizza Di Marco
- 48 Maria's Italian Deli
- 49 Leo's Grill
- 50 The Habit Burger Grill
- 51 Olive Terrace Bar & Grill
- 52 Teriyaki Madness
- 53 Chronic Tacos
- 54 Paik's Noodle
- 55 Panda Express
- 56 Taco Bell
- 57 Popeyes
- 58 Las Delicias Sport Taqueria
- 59 Ameci Pizza & Pasta
- 60 Wingstop
- 61 Pizza Hut
- 62 Fatburger
- 63 The Blossom Bar and Grill
- 64 El tarasco Mexican Grill
- 65 Starbucks
- 66 Matsu Sushi
- 67 Lur'n Donuts
- 68 ZENSHI Handcrafted Sushi
- 69 Takuma Ramen & Sushi
- 70 Subway
- 71 Copper Hill BBQ
- 72 Patron's Mexican Bar & Grill

SHOPPING

- 1 Whole Foods Market
- 2 Gap
- 3 Claire's
- 4 Finish Line
- 5 Forever 21
- 6 Express
- 7 Bath & Body Works
- 8 Lululemon
- 9 Sephora
- 10 Lovesac
- 11 Vans
- 12 Zumiez
- 13 Pottery Barn
- 14 Color Me Mine
- 15 Men's Wearhouse
- 16 Sprouts Farmers Market
- 17 Ralphs
- 18 The UPS Store
- 19 Five Below
- 20 Big 5 Sporting Goods
- 21 HomeGoods
- 22 Nordstrom Rack
- 23 Tillys
- 24 T-Mobile
- 25 Target
- 26 Apple
- 27 Chase Bank
- 28 The Home Depot
- 29 Valley Produce
- 30 Smart & Final Extra!
- 31 Walmart
- 32 Office Depot
- 33 BevMo!
- 34 Subaru Dealership
- 35 Lexus
- 36 Infiniti
- 37 Macy's
- 38 JCPenney
- 39 H&M
- 40 Carter's

FITNESS

- 1 Afterburn Fitness
- 2 CrossFit Rye Canyon
- 3 Santa Clarita Sports Center
- 4 LA Fitness
- 5 9Round
- 6 Ekata Training Center
- 7 The Paseo Club
- 8 My Gym
- 9 Gold's Gym
- 10 Henry Mayo Fitness & Health
- 11 Flex 'N Burn
- 12 Get Sweat Studio
- 13 True Barre
- 14 Mind Body & Soul

LODGING

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

ENTERTAINMENT

- 1 Magic Moments Theater
- 2 Six Flags Magic Mountain
- 3 Hurricane Harbor
- 4 Lucky Luke Brewing
- 5 Scooter's Jungle of Valencia
- 6 Santa Clarita Performing Arts Center
- 7 Valencia Country Club
- 8 Woodland Tennis Courts
- 9 Remo Music Center
- 10 Regal Cinemas

INDUSTRIAL TENNANTS

- 1 United States Postal Service
- 2 P & H Metal Products
- 3 TA Aerospace
- 4 Triumph Actuation Systems
- 5 Regent Aerospace Corporation
- 6 Del West USA Auto Parts
- 7 Shield HealthCare Med Supply
- 8 Logix Headquarters
- 9 Tailtron Components
- 10 Sharpe Interior Systems
- 11 Pharmavite
- 12 Valencia Pipe Company
- 13 Aquafine Corporation
- 14 AMS Fulfillment
- 15 Amazing Logistics
- 16 Hydro Systems
- 17 Northwest Pump Petroleum Products
- 18 ASC Process Systems
- 19 Lief Raws
- 20 Drink Pak
- 21 J2 Medical Supply
- 22 Canyon Plastics Inc
- 23 IQVIA Laboratories
- 24 APTEK Laboratories
- 25 Allied International Tool
- 26 Neotech Products Med Supply
- 27 Advanced Nutrients
- 28 Nusano, Inc
- 29 Adept Fasteners Aerospace
- 30 Bluemark
- 31 Sunco Lighting
- 32 ENGEO Incorporated

**LOGISTICCENTER®
AT VALENICA**
SE CORNER OF FRANKLIN PKWY & BRAXTON AVE
VALENICA, CA 91355

Location Overview

Santa Clarita Valley Benefits

Relocating your business to the Santa Clarita Valley means a lower cost of doing business as compared to surrounding areas

Your Next Smart Business Move

The Santa Clarita Valley is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- Film and Television Production Credit
- Not Subject to ULA Transfer Tax



OUR TAXES / FEES

THEIR TAXES / FEES

Source: SCVEDC.org

ANALYSIS OF POTENTIAL COST SAVINGS	OUR TAXES / FEES		THEIR TAXES / FEES			
	TAXES & FEES	VALENCIA - UNINCORPORATED LA COUNTY	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES					
	Electric	4.5%	12.50%	15.1%	7.00%	7.00%
	Gas	4.5%	10.00%	7.90%	7.00%	7.00%
	Water	0	0	7.67%	7.00%	0
	Telephone	4.5%	9.00%	8.28%	7.00%	7.00%
	Cellular	4.5%	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%



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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies.

All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Broker

CBRE, Inc. 234 S. Brand Blvd., Suite 800, Glendale, CA 91204

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