

105,047 SF AVAILABLE FOR LEASE

27811 Hancock Parkway

VALENCIA, CA

CBRE

Property
FEATURES

- Located at “Gateway” of the Valencia Commerce Center for maximum visibility
- Ground Level and Dock High Loading, ESFR Sprinklers and 28’ Clear Height
- Immediate Access to Highway 126 and I-5 via Commerce Center Drive
- Excellent Project Identity With Over One-Half Mile of Frontage on Highway 126
- Amenity-Rich Environment Surrounded By Numerous Dining and Retail Options
- ±45,000 SF Portion of Warehouse Also Available For Storage Uses with Flexible Lease Terms (In Addition to the Entire Building)





Property
INFORMATION

105,047 SF
Available SF

6,653 SF
Office SF

$1.25/SF/Mo NNN
Price/SF

$0.26/SF/Mo
NNN Expenses

231 Spaces
Parking

2
Ground Level Loading

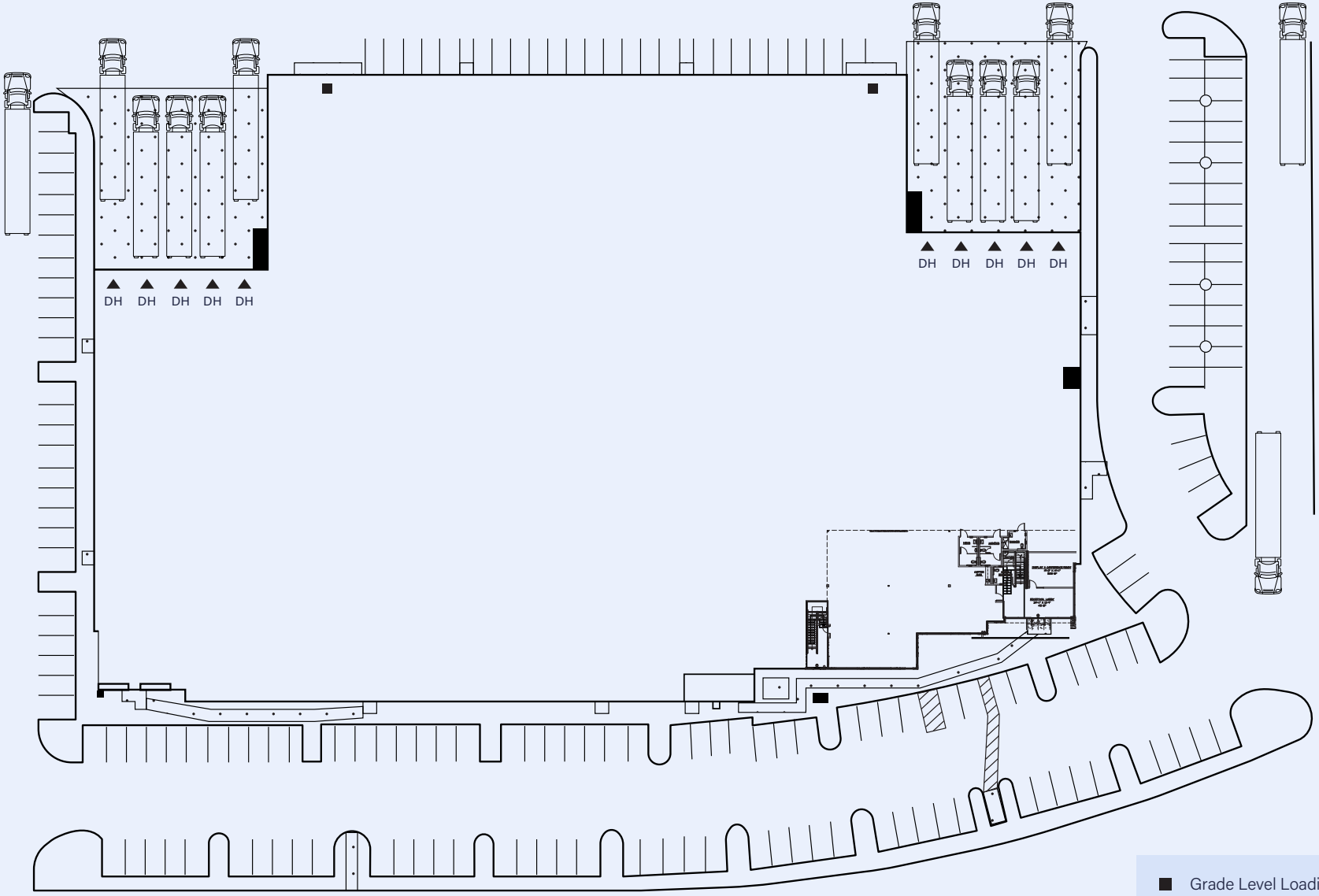
28’
Clear Height

10
Dock High Loading

2000 Amps, 277/480 Volt
Power

ESFR
Sprinklers

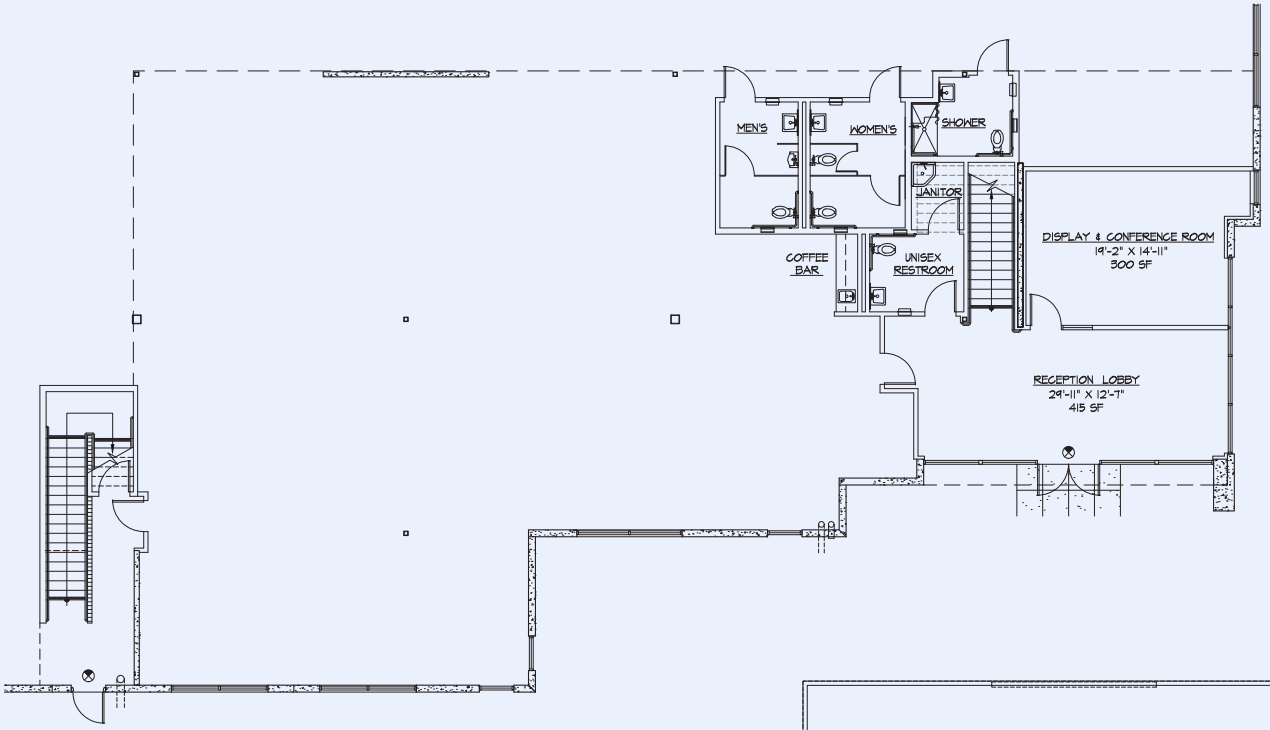
Site
PLAN



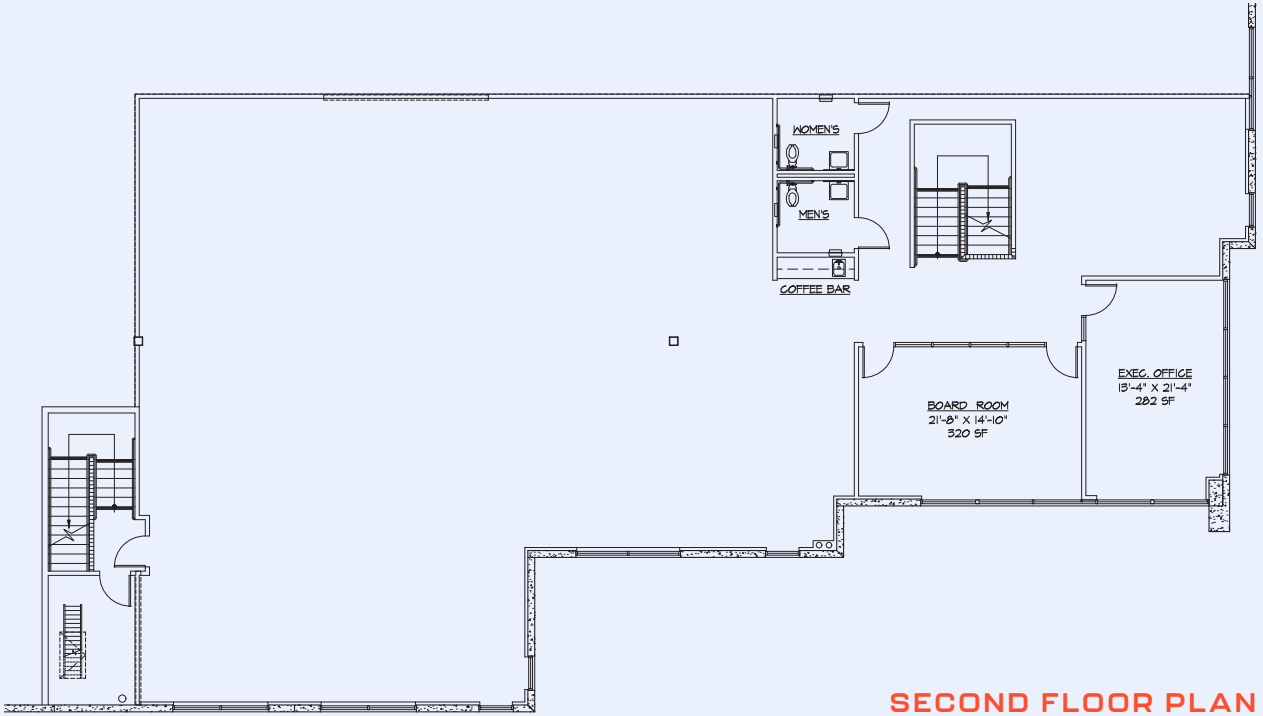
SITE PLAN

Office

FLOOR PLAN



FIRST FLOOR PLAN

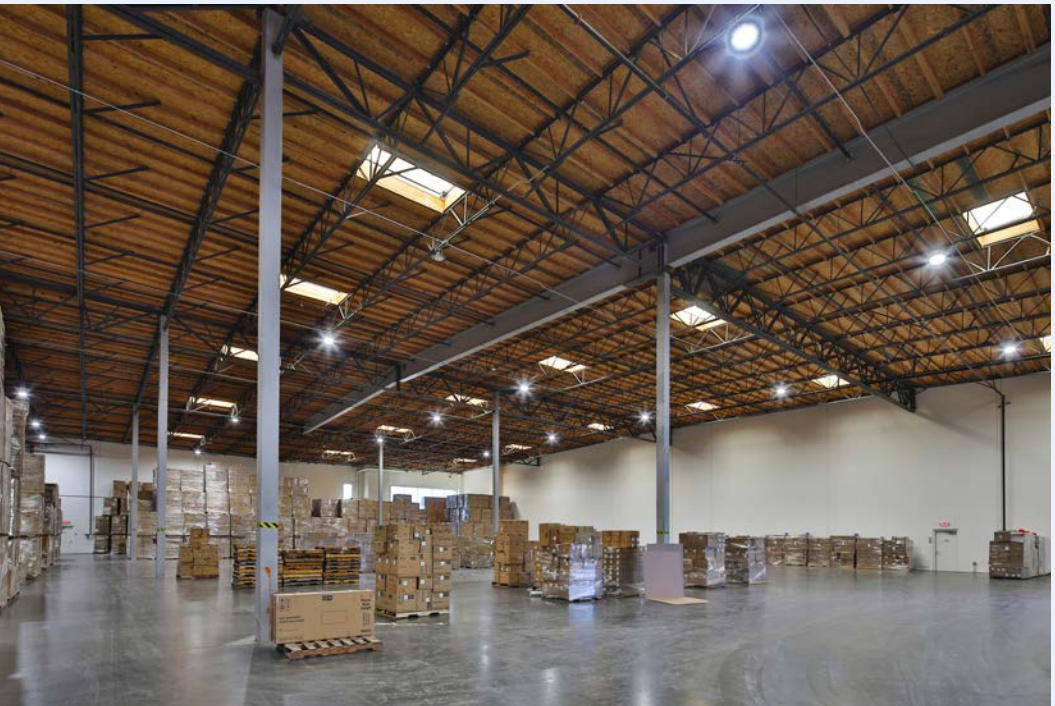


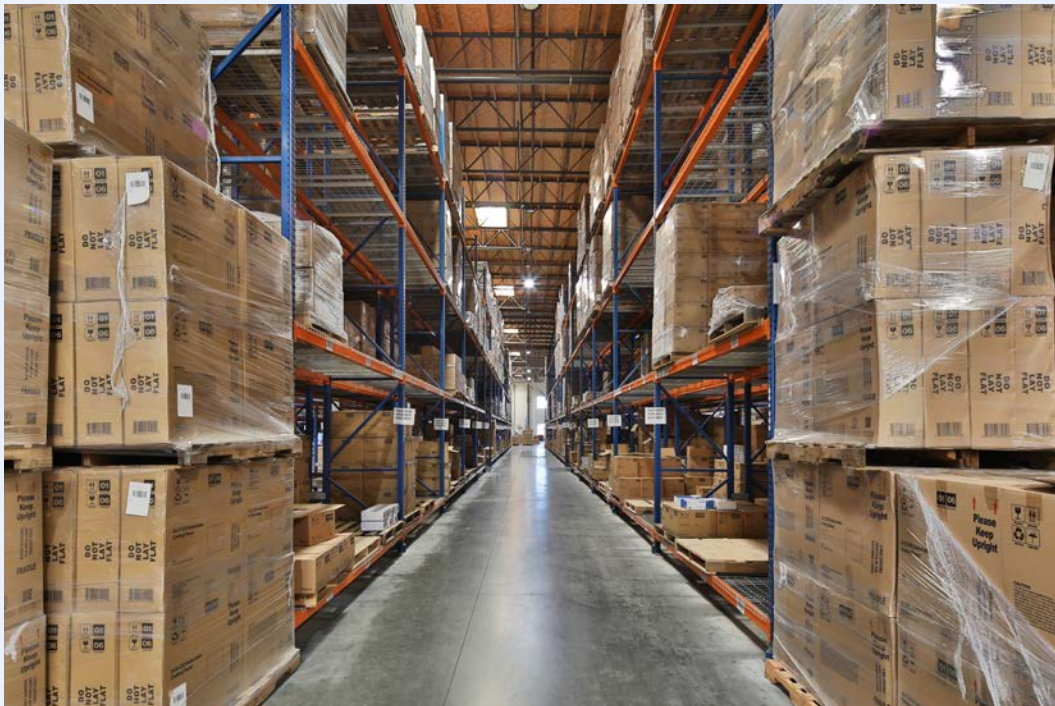
SECOND FLOOR PLAN

Photos







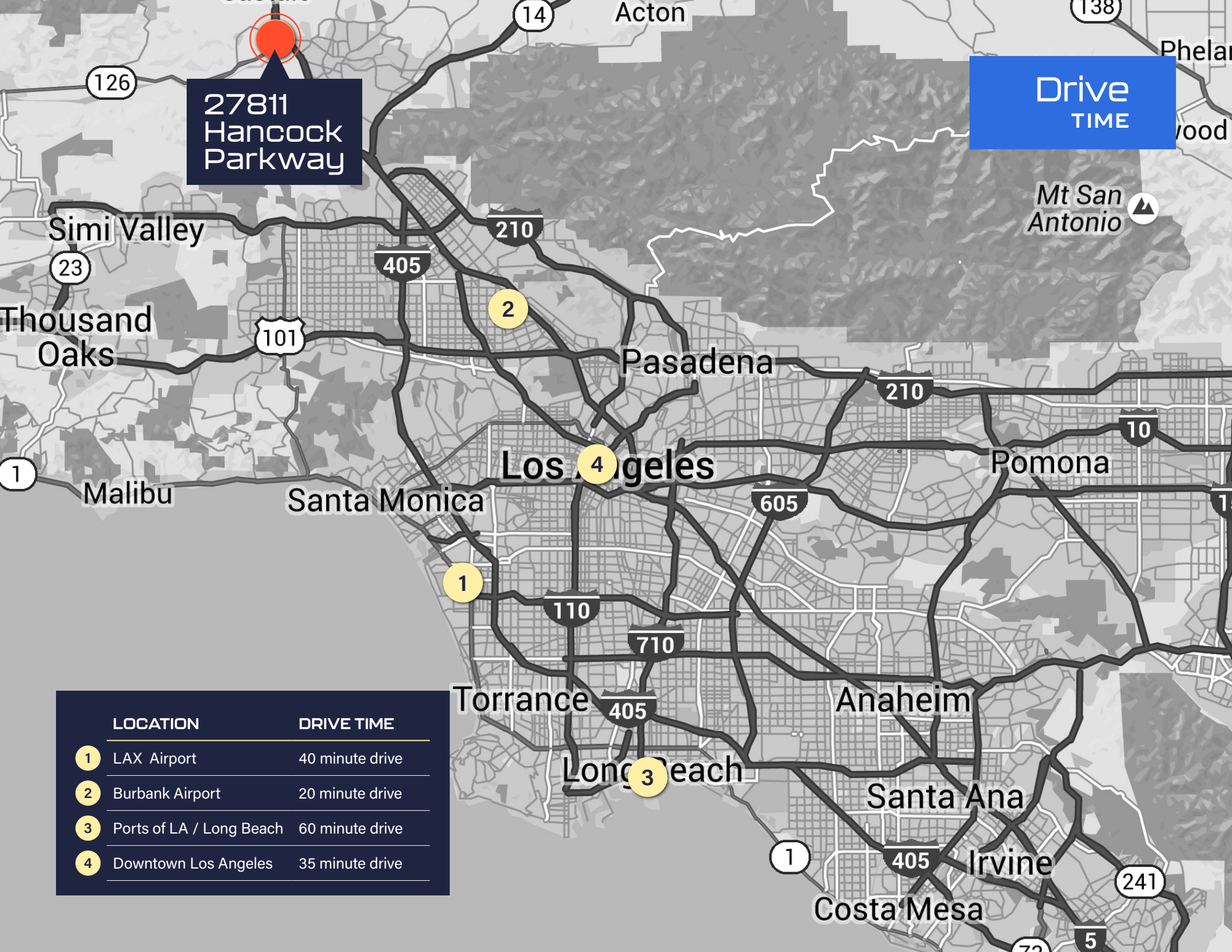


Location
MAP

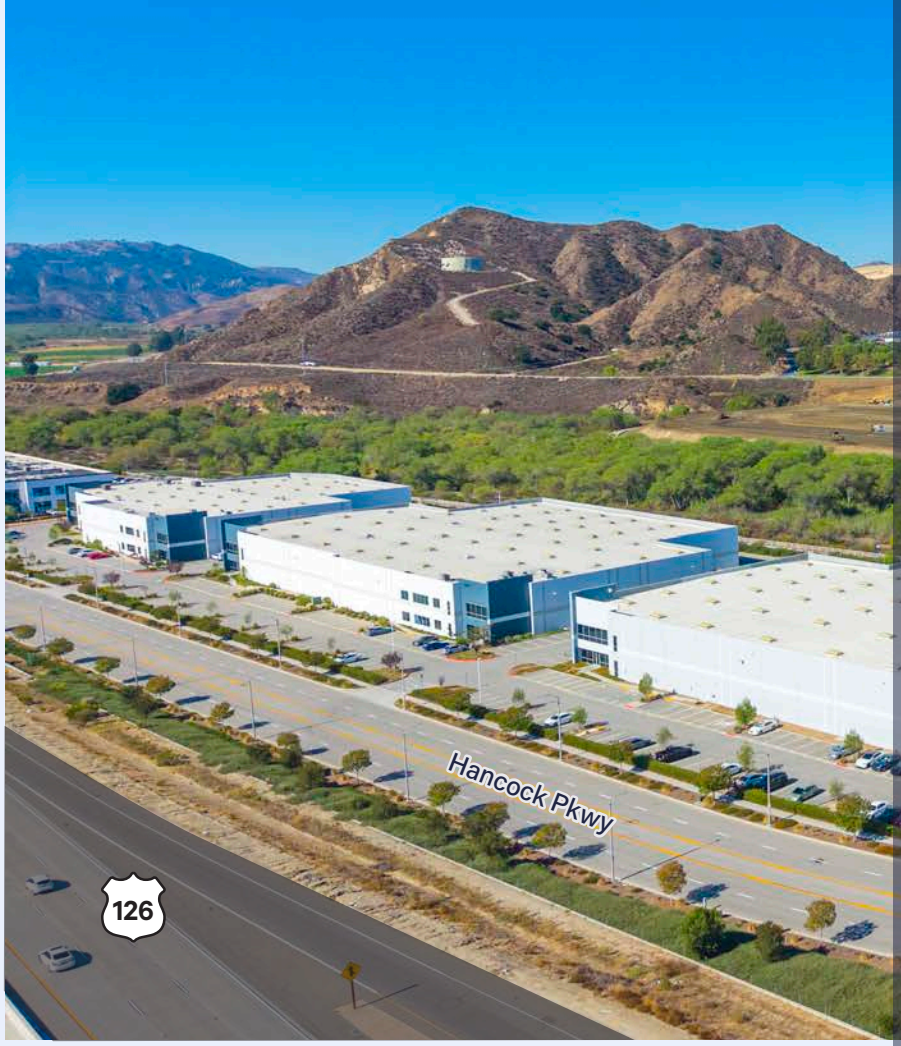


27811 Hancock Parkway

Staging Area
Industry Dr
Sushi Story
Quincy St
Witherspoon Pkwy
Chase Pl
Ave Paine
Livingston Ave
Commerce Center Dr
The Old Rd
5
Embassy Sui
by Hilton Vale
The Old Rd
ENTRADA
NORTH
Henry Mayo Dr
Santa Clara River
126
Henry Mayo Dr
VALENCIA



	LOCATION	DRIVE TIME
1	LAX Airport	40 minute drive
2	Burbank Airport	20 minute drive
3	Ports of LA / Long Beach	60 minute drive
4	Downtown Los Angeles	35 minute drive



105,047 SF AVAILABLE FOR LEASE

27811 Hancock Parkway

Craig Peters
Vice Chairman
Lic. 00906542
+1 818 907 4616
craig.peters@cbre.com

Sam Glendon, SIOR
Senior Vice President
Lic. 01826689
+1 818 502 6745
sam.glendon@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.