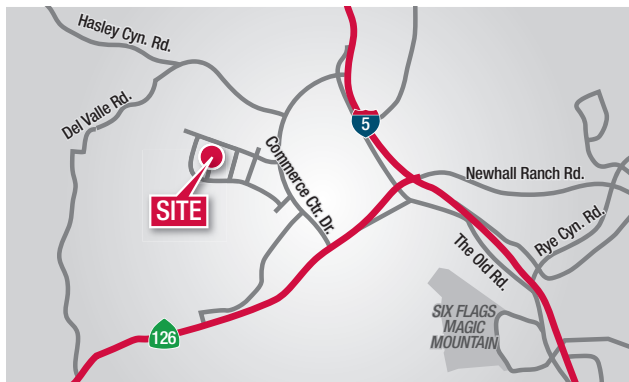


# Valencia Gateway Business Park

State-of-the-Art Distribution Building | 58,294 SF For Lease

## Highlights:

- 58,394 SF State-of-the-Art, High Image Distribution Building
- Valencia Gateway Business Park
- 5 Dock High Loading Positions
- 1 Ground Level Loading Position
- 1,559 SF of Office Space
- Extensive Perimeter Glass Line
- 30' Minimum Warehouse Clearance
- ESFR Fire Suppression System
- 58 Car Parking
- Minutes away from Retail, Restaurants and Freeway Off and Onramps
- Excellent Access to 5, 126, 405, 210, 118 and 101 Freeways



28945 Avenue Williams | Valencia, CA



LEASE RATE: \$0.49/SF Gross  
Through 6/30/2014  
\$0.62/SF Gross Thereafter

**NAI Capital**  
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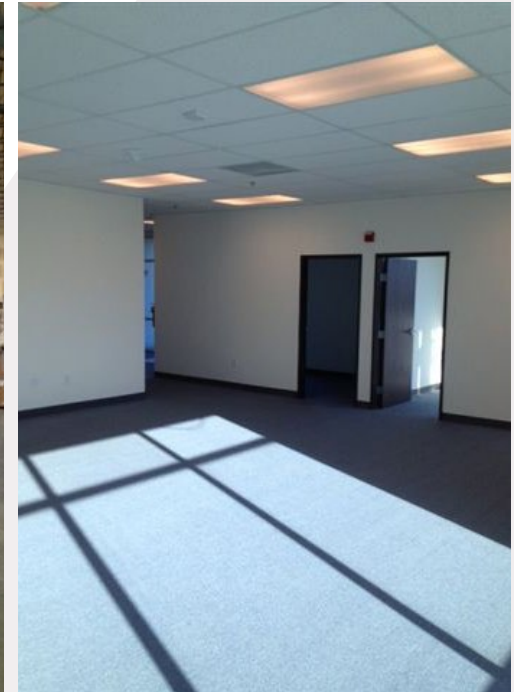
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## PHOTOS



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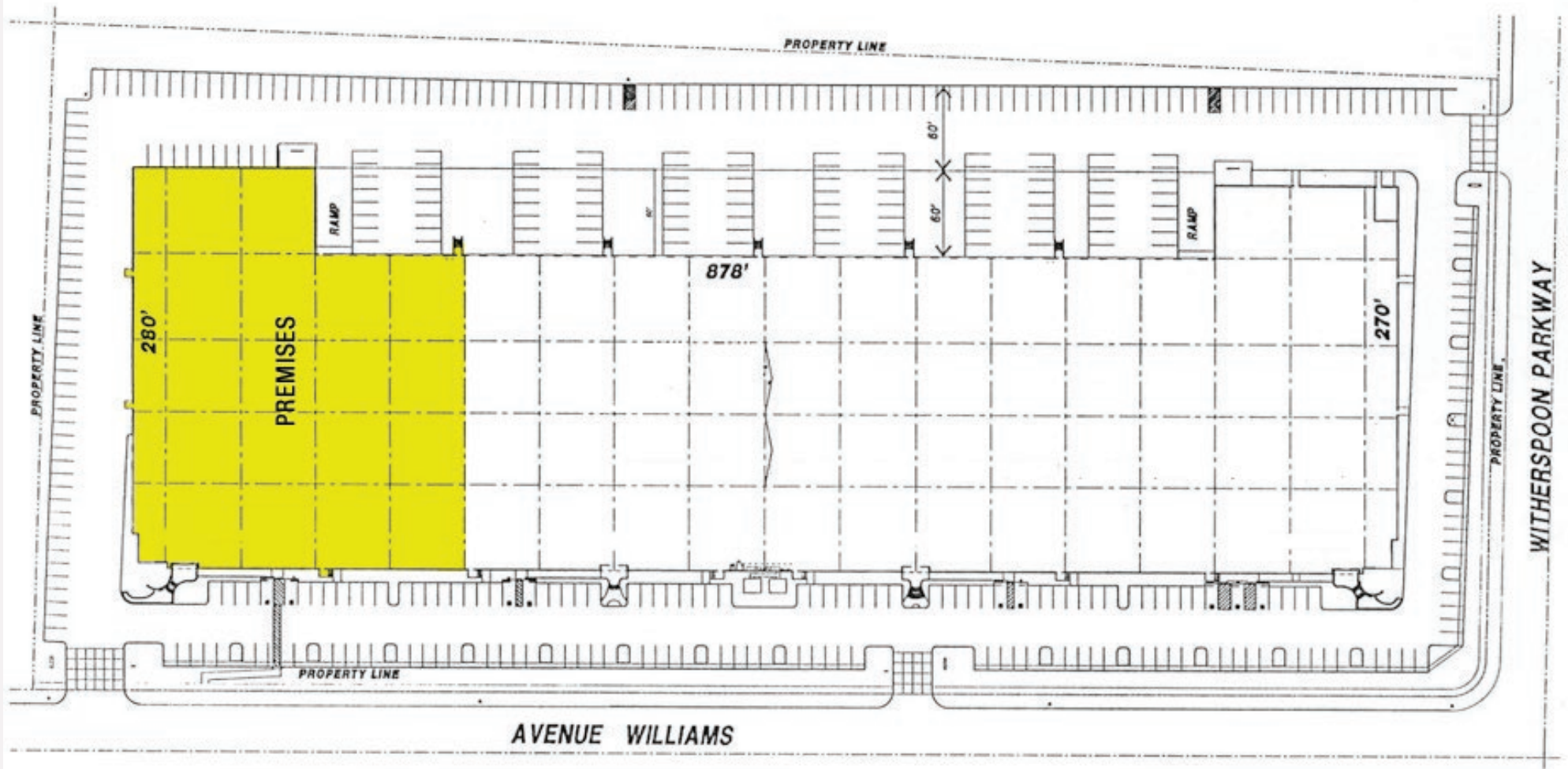
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## SITE PLAN



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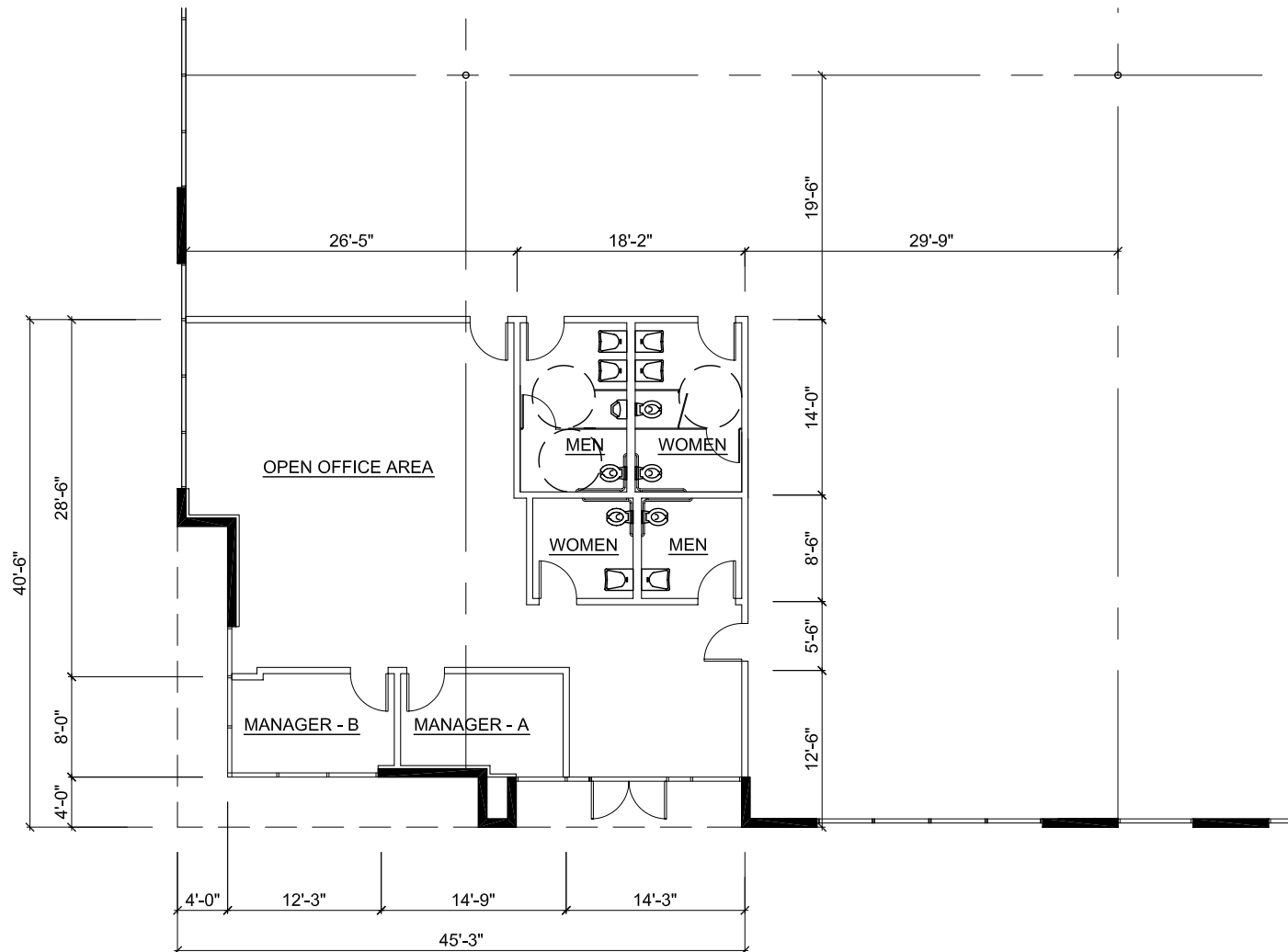
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# Valencia Gateway Business Park

State-of-the-Art Distribution Building | 58,294 SF For Lease

## OFFICE PLAN



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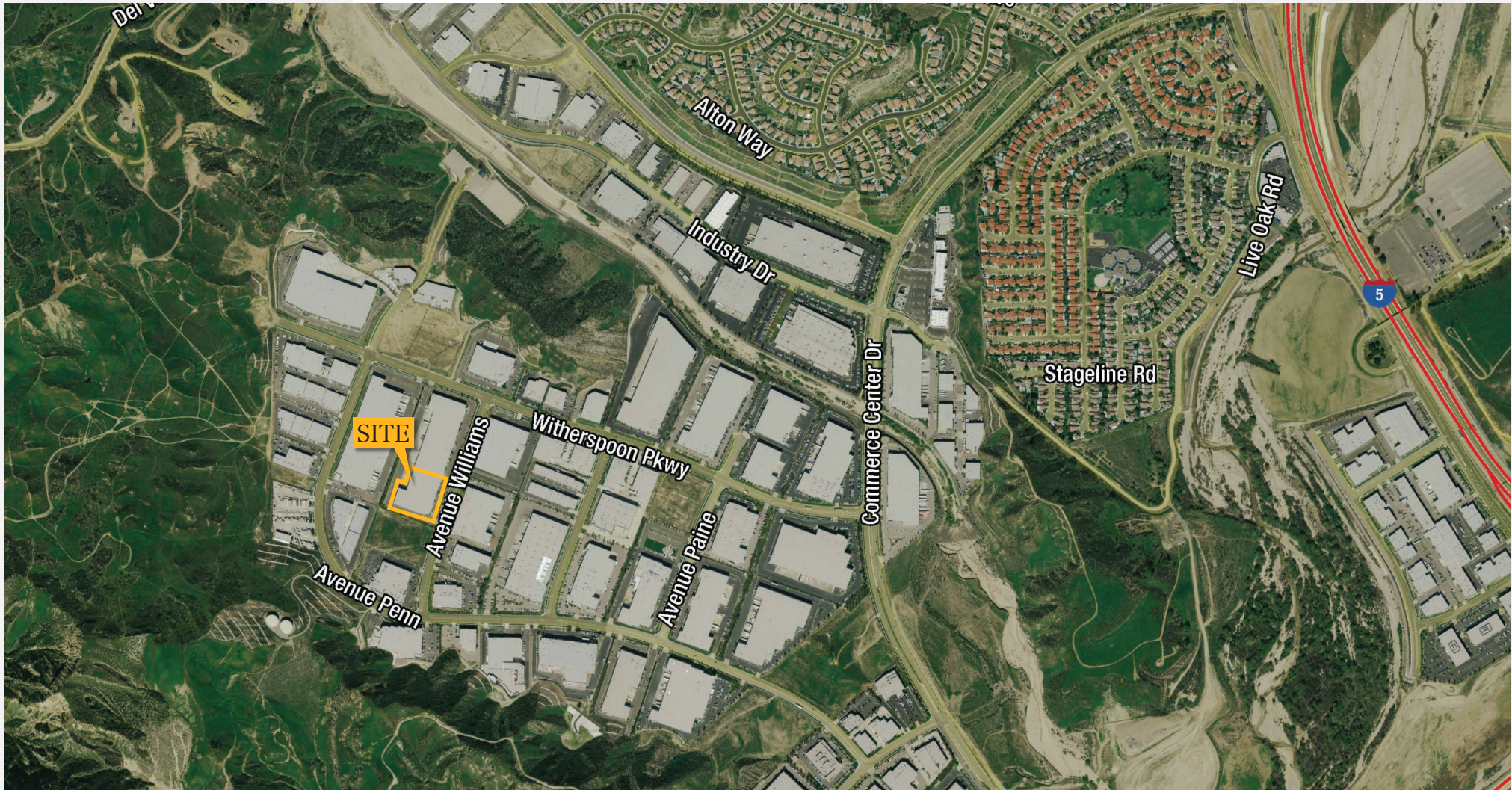
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# Valencia Gateway Business Park

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AERIAL VIEW



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# INDUSTRIAL FOR LEASE

AVAIL SF: **58,394**

TOTAL BLDG SF: **206,930**



ADDRESS **28945 N AVENUE WILLIAMS, VALENCIA CA** ZIP **91355**

**High Image State-of-the-Art Distribution Facility**  
**Great Truck Access & Loading**  
**30' Minimum Clear Height**  
**Concrete Truck Loading Area**  
**ESFR Fire Suppression**

LEASE RENTAL \$ <b>28,613</b>	/mo	Gross <b>0.490</b>	Net	Term	<b>Acceptable to Owner</b>		
SALE PRICE \$ <b>NFS</b>	Price/SF \$	Possession	<b>Immediate</b>	Tax \$	<b>60,000.00</b>	Yr	<b>2012-2013</b>
Avail SF <b>58,394</b>	Power	A <b>200</b>	V	<b>277-480</b>	Ø	<b>3</b>	W <b>4</b>
Min. SF <b>58,394</b>	Heat	<b>NONE</b>	Cooling	<b>NONE</b>	PWR Notes	<b>VERIFY</b>	
Land SF <b>447,338</b>	Truck Hi Pos	<b>5</b>	Dim	<b>8.5 x 10</b>			
Const <b>CTU</b>	Roof	<b>LAM</b>	Grd Lev Drs	<b>1</b>	Dim	<b>12 x 14</b>	
Rail <b>NONE</b>	Unfin Ofc Mezz SF	<b>0</b>	Incl in Avail SF	<b>N</b>	Restrooms:	<b>4</b>	
Sprinklered <b>ESFR</b>	Min Clear Height	<b>30</b>	OFFICE DATA	Office SF	<b>1,559</b>	#	<b>TBD</b>
Pkg <b>58</b>	Yard <b>Yes-Fenced</b>	Yr Blt <b>2001</b>	A/C <b>Y</b>	Heat <b>Y</b>	Fin Ofc Mezz SF	<b>0</b>	Incl in Avail SF <b>N</b>
Thomas Bk Pg# <b>4459-F6</b>	Zone <b>M1.5</b>	To Show	<b>Call Broker - FOR APPOINTMENT</b>			Sp. Feat.	<b>PARK</b>
AGENT <b>David H Young (818)742-1651, Chad D Gahr (818)742-1626</b>	Region	<b>NW</b>	Listing #	<b>1262637</b>			
	FIRM/NAI Capital	<b>10/19/12</b>					
FTCF <b>CB250Y150S000/AOAA</b> Notes <b>Occupied. Column spacing - 60x52 &amp; 50x52. Specific parking area to be designated.</b>							
<b>Lessee must independently verify all information on this brochure. Sprkd: ESFR. SpFt: Part of Industrial Park. \$0.49 Gross rental rate thru 6/30/14.</b>							

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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