

For Sublease | Industrial

28347 Constellation Road
Valencia, Ca 91355



For More Information,
Please Contact:

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| About |



Space Highlights:

- Square Footage - 5,045 / SF
- Price - \$1.15 / SF, NNN
- Sublease through May 31, 2023
- 22' clearance
- Dock high + ground level loading
- Approximately 873 SF of office



1 MILE

SUBJECT PROPERTY

usbank
Albertsons
Bank of America
RITE AID
Jewel
ups

Office DEPOT
Wendy's
Little Caesars
JUICE IT UP!
CHASE

Ralphs
Starbucks
WELLS FARGO
CHASE
Mobil

Walmart

the Coffee Bean
Pita Pit
CHRONIC TACOS
the Habit
Burger Grill
Smart & Final
LA FITNESS
usbank
menchie's

THE HOME DEPOT
Jack
In the box

Carls Jr.
7 ELEVEN

Valley Marketplace
Walgreens
yogaworks

DEL TACO
Jack
In the box
Starbucks

Panera
BREAD

SUBWAY
The Old Rd

5

5

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Available SF 5,045 SF

Industrial For Sublease

Building Size 40,224 SF



Property Name: Rye Canyon Business Park
Address: 28347 Constellation Rd, Santa Clarita, CA 91355
Cross Streets: Alta Vista Ave/Constellation Rd

Dock High Loading
 22' Clearance
 Sublease Through 5/31/2023

Lease Rate/Mo: \$5,802
Lease Rate/SF: \$1.15
Lease Type: NNN
Available SF: 5,045 SF
Minimum SF: 5,045 SF
Prop Lot Size: POL
Term: Sublease Through 5/31/2023
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: CM11/2

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1
DH Doors/Dim: 1
A: 200 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1986
Whse HVAC: No
Parking Spaces: 9 / **Ratio:** 1.8:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 873 SF / 1
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Santa Clarita
APN#: 2866-047-213

Listing Company: Colliers
Agents: [John Erickson 661-253-5202](mailto:john.erickson@colliers.com), [Christopher Erickson 661-253-5207](mailto:christopher.erickson@colliers.com)
Listing #: 29999920
Notes: Lessee to verify all information.

Listing Date: 03/17/2022

FTCF: CB250N000S000/A0AA