

# EVERITT GROUP

## BUSINESS CENTER

William Everitt  
310.309.0074  
william@everittgroup.com  
www.egroupvalencia.com  
01417157

### WAREHOUSE 3



EXECUTIVE LOBBY



SHOW ROOM/OFFICES



**INCLUDES FLEX SPACE**  
Approximately 1,800± SF



**OFFICE SPACE AVAILABLE**  
Up to 3,000 SF



**AVAILABLE POWER**  
2,000z/480v 3pHeavy



**DRIVE-IN**  
Drive-In Ramp Can Be Installed  
with New 5-Year Lease

### PROPERTY HIGHLIGHTS

- 24,950 SF warehouse facility
- Four loading docks
- 2,000 amps of 3-phase heavy power
- Interior flex space ideal for assembly, production, and processing
- Up to 3,000 SF of office or showroom space available
- Conference rooms available
- Building signage opportunity available
- Excellent warehouse, manufacturing, distribution, and corporate office opportunity

### WAREHOUSE 3 3 DOCKS WITH 1 DRIVE-IN



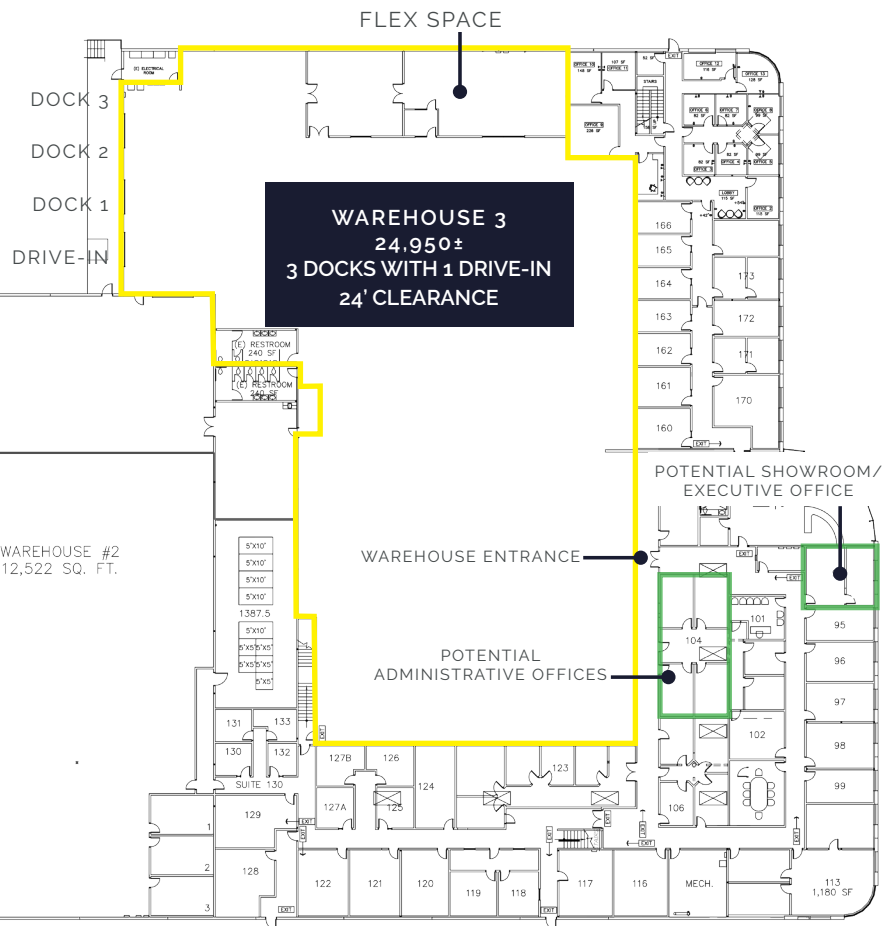
# WAREHOUSE 3

Address	25000 Avenue Stanford Valencia, CA 91355
Lot Size	137,815 SF (3.16 AC)
Building Size*	83,707 SF
Year Built	1999
Zoning	SCBP-Industrial Light Manufacturing
<b>Total Space Available</b>	<b>24,950 ± SF Total</b>
<i>Flex Space</i>	1,800 ± SF
Warehouse Clearance	24'
Office Available	250 SF - 3,000 SF
Loading	3 Docks, 1 Drive-In
<b>Warehouse Price/SF</b>	<b>\$1.00 mo/\$12.00 yr</b>
<b>Type of Lease</b>	<b>Modified Gross</b>
<b>CAM</b>	<b>\$.30 mo</b>
<b>Office Space</b>	<b>Available</b>



**25000 Ave Stanford – Warehouse 3** is a **24,950 SF** warehouse facility featuring **four loading docks** and **2,000 amps of 3-phase heavy power**. The warehouse includes a dedicated **flex space area ideal for assembly, production, and processing operations**. Up to **3,000 SF of office or showroom space** is available, along with access to conference rooms. **Building signage opportunities are available**. An excellent opportunity for warehouse, manufacturing, distribution, or corporate office users.

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 william@everittgroup.com  
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