

# VISTA BUSINESS PARK

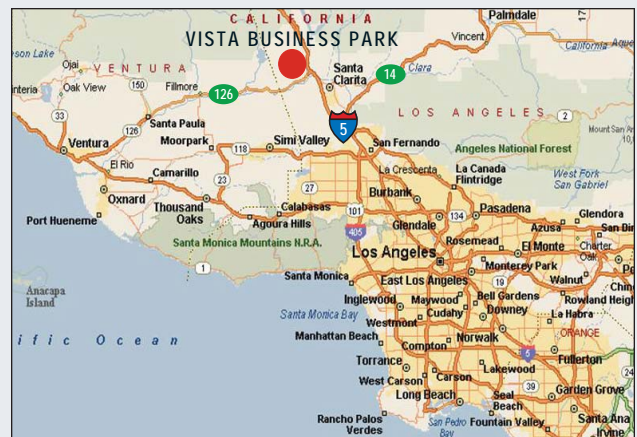
## VALENCIA COMMERCE CENTER



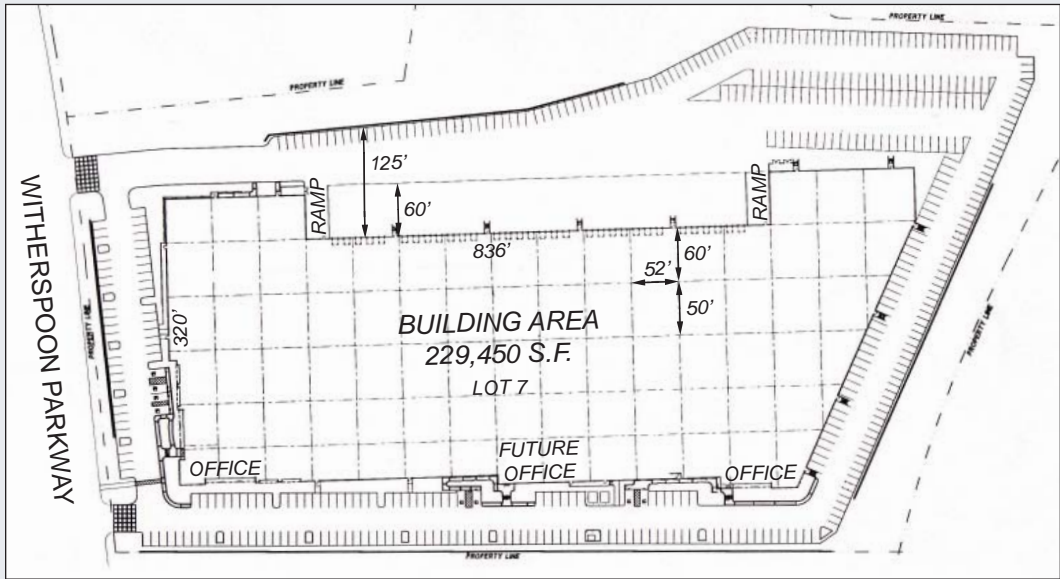
### 28355 W. Witherspoon Parkway • Valencia, California

#### 229,450 Square Foot Manufacturing / Distribution Facility Available for Immediate Occupancy

- ◆ 30' minimum clearance
- ◆ Divisible down to 50,000 square feet
- ◆ 32 dock high and 2 ground level loading doors
- ◆ ESFR sprinkler system
- ◆ Power 2,000 Amps, 277-480 Volt provided, easily expandable to 6,000 Amps
- ◆ Situated on 11.53 acres
- ◆ 2/1,000 parking (460 spaces)
- ◆ 60' x 52' and 50' x 52' column spacing
- ◆ Outstanding views of the Santa Clarita Valley
- ◆ Fenced yard possible
- ◆ Tractor trailer parking



# VISTA BUSINESS PARK



Development,  
Marketing  
and Real Estate  
Management by:

## VALENCIA COMMERCE CENTER



**IDS**

REAL ESTATE GROUP



**JONES LANG  
LASALLE**

*Real value in a changing world*

**For More  
Information,  
Please Contact:**



**Nigel Stout**  
Executive Vice President  
License # 01191397  
+1 661 964 6220  
nigel.stout@am.jll.com

**Lance Kawasaki**  
Vice President  
License # 01423884  
+1 661 964 6221  
lance.kawasaki@am.jll.com

**Gretchen Sauer**  
Senior Vice President  
License # 01227406  
+1 213 347 6426  
gsauer@idsrealestate.com

**Robert Fuelling**  
Senior Vice President  
License # 00954373  
+1 213 347 6423  
rfuelling@idsrealestate.com