



BEAUTIFUL INDUSTRIAL CONDO IN PROMINENT SANTA CLARITA BUSINESS PARK

# 28077

SMYTH DRIVE  
VALENCIA | CA

## FOR SALE

### PREMIER INDUSTRIAL CONDOMINIUM



+/- 3,665 SF  
SQUARE FEET



+/- 1,900  
OFFICE SF



21'  
CLEAR HEIGHT



12' x 14'  
GRADE LEVEL DOOR

FOR MORE INFORMATION PLEASE CONTACT:

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CABRE #02042569

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

INDUSTRIAL PROPERTY

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## PROPERTY DESCRIPTION

Located in the beautiful Santa Clarita Business Park, this Industrial Condominium is ideal for a multitude of users looking for a spacious warehouse accompanied by professional offices. The property delivers 200 amps of 120/208v 3 phase 4 wire power, includes one 12' x 14' grade level roll-up door, and premium office improvements. Adjacently located to the park is Highridge Crossing, a retail center with a variety of Retail and Restaurant amenities such as Starbucks, Office Depot, Chase Bank, Chipotle, Panda Express and more. Access to the I-5 Freeway and California State Route 126 is quick and easy as it only takes minutes to reach their on and off ramps.

## PROPERTY HIGHLIGHTS

- Price: \$1,044,525.00 (\$285/SF)
- Professional Windowed Offices with Shower in 2nd Floor Restroom
- One (1) 12' x 14' Grade Level Roll-Up Door
- 200 Amps 120/208v 3 Phase 4 Wire Power
- 21' Clear Height with potential Warehouse Racking included
- I-5 and SR-126 minutes away
- Adjacent to Retail and Restaurant Amenities



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