

ROCKEFELLER CROSSING

VALENCIA, CALIFORNIA



THREE BUILDING CLASS "A" INDUSTRIAL BUSINESS PARK
45,937 SF AVAILABLE FOR LEASE

CBRE



BUILDING HIGHLIGHTS

- Prime location at the entrance to the Valencia Industrial Center
- Excellent access to Interstate 5
- 24' clearance
- Manufacturing/distribution building
- Large open bullpens & private offices

PROPERTY INFORMATION

ADDRESS:	24700 Avenue Rockefeller
SIZE:	45,937 SF
LEASE RATE:	\$0.72 NNN
OFFICE:	12,700 SF (6,380 SF on mezz.)
LOADING:	6 Dock High; 2 Grade Level
CLEARANCE:	24' minimum
LIGHTING:	Metal Halide
PARKING:	69 spaces
FIRE SPRINKLERS:	.45/3,000

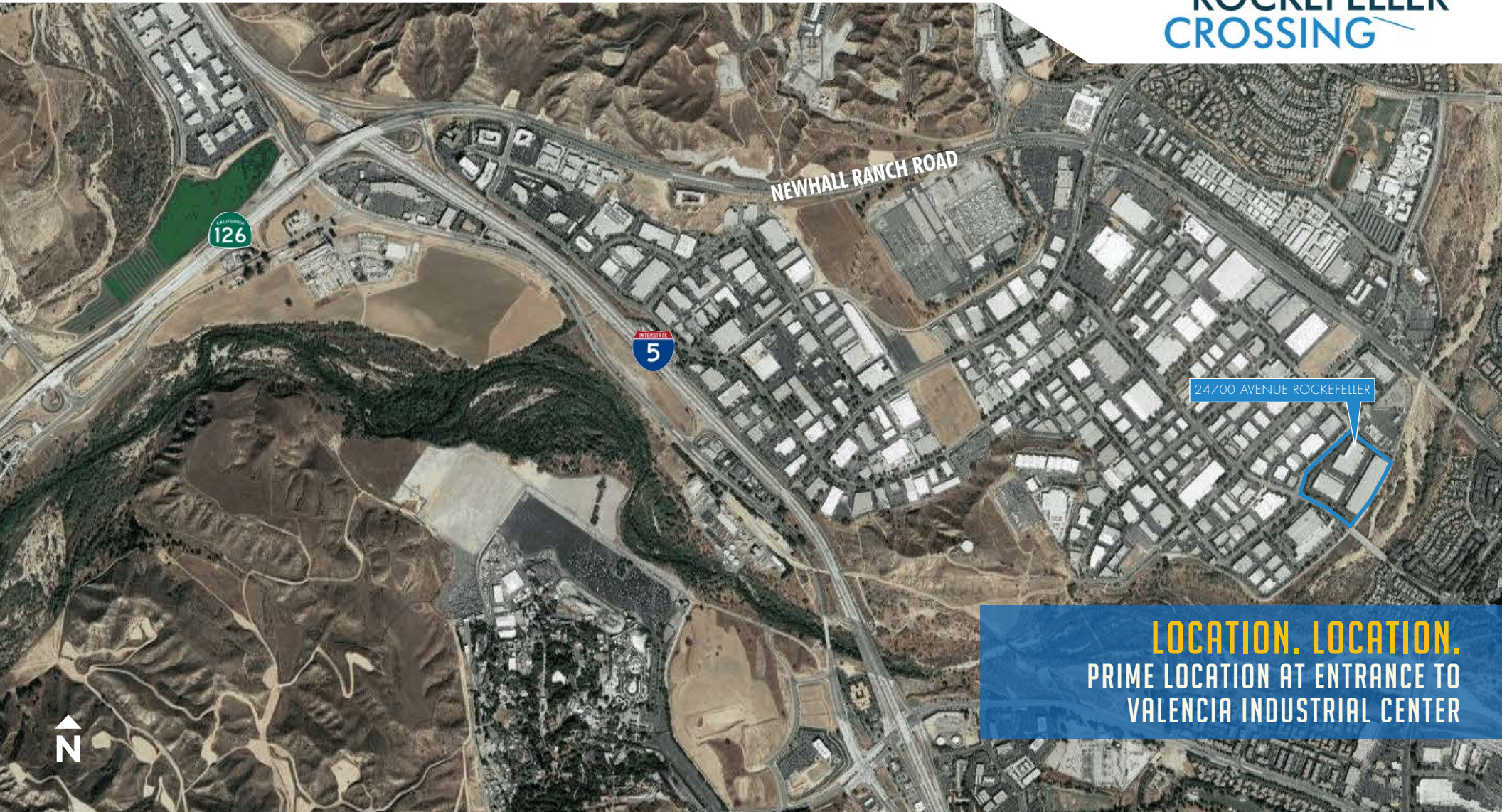


24700 AVENUE ROCKEFELLER



AVENUE ROCKEFELLER

AVENUE SCOTT



LOCATION. LOCATION.
PRIME LOCATION AT ENTRANCE TO
VALENCIA INDUSTRIAL CENTER





FLOOR PLAN | FIRST FLOOR

First Floor Office:

6,320 SF

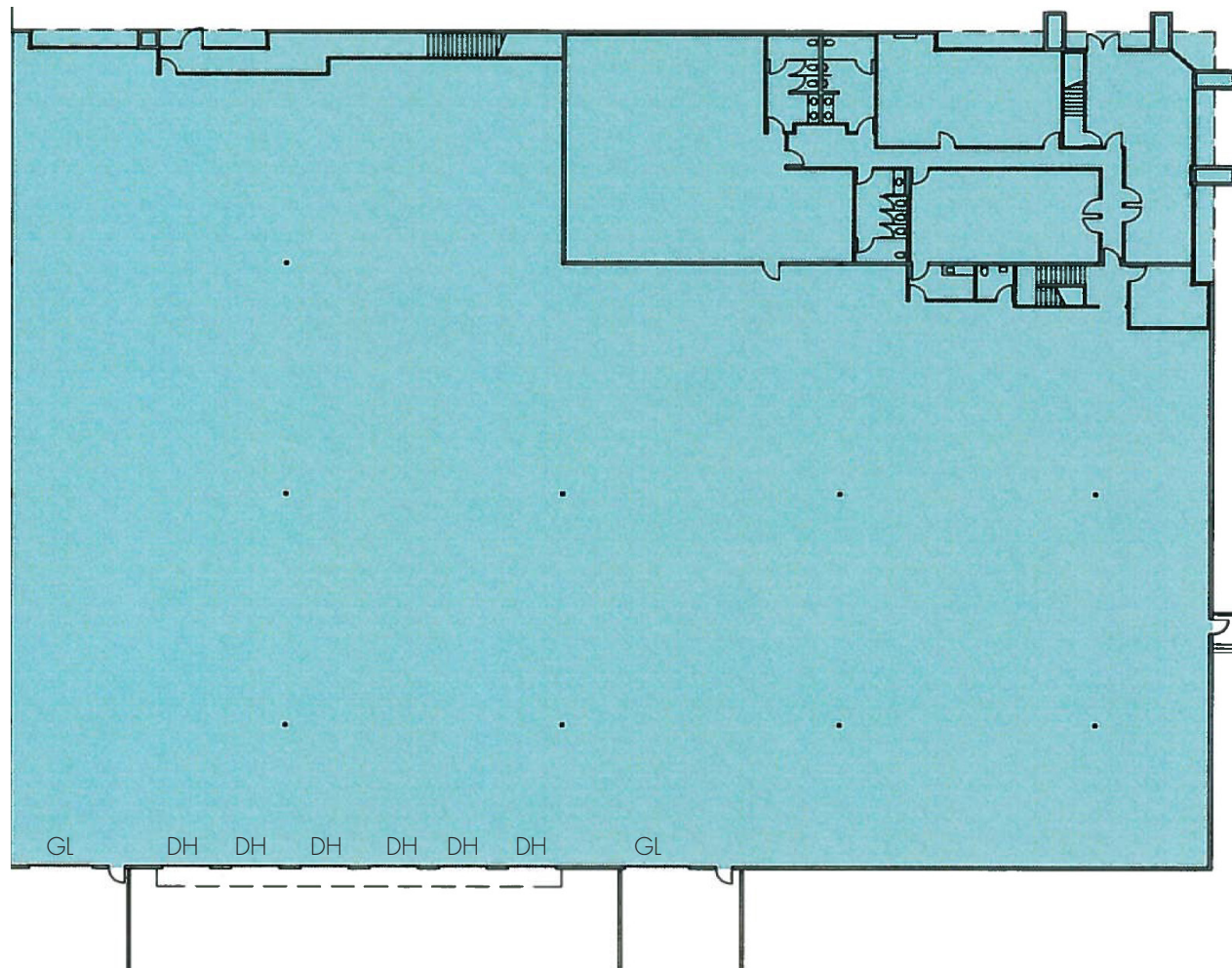
First Floor Warehouse:

33,237 SF

Total First Floor:

39,557 SF

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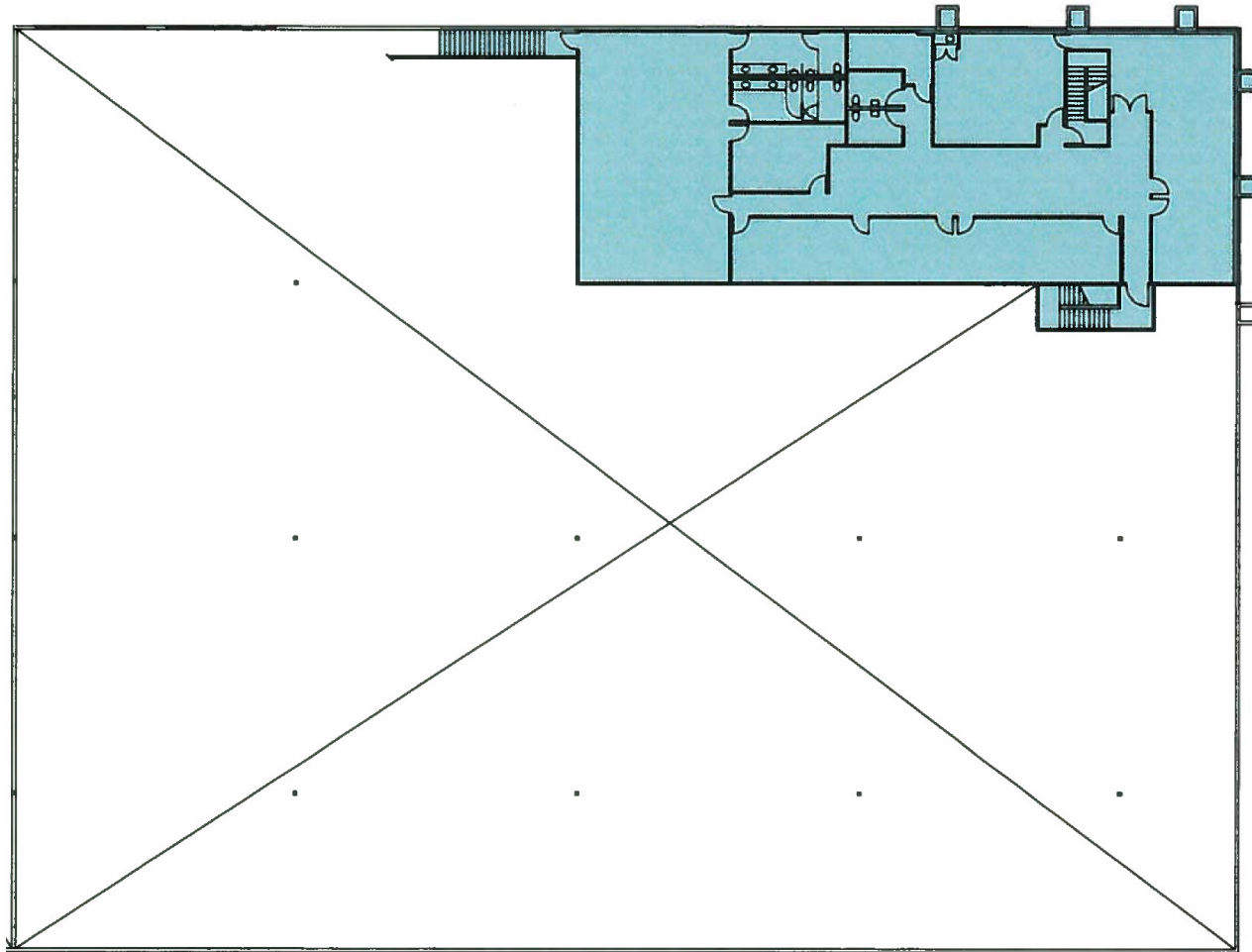


GL: Ground Level Door
DH: Dock High Door

FLOOR PLAN | SECOND FLOOR

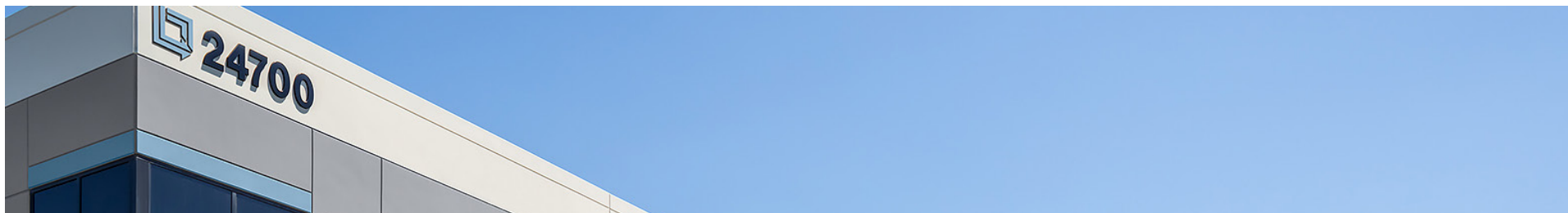
Mezzanine Office:
6,380 SF

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City of SANTA CLARITA



BUSINESS ADVANTAGE

Named the “Most Business Friendly City in Los Angeles County,” (by Los Angeles Economic Development Corporation) there are many advantages to locating your business in Santa Clarita. Santa Clarita’s miles of recreational trails, thousands of acres of open space and parkland, distinguished schools, as well as community-related events, all contribute to Santa Clarita’s high quality of life, which leads to motivated employees and families, and ultimately, successful business practices. Doing business in Santa Clarita is simple and has many benefits.

The following are just a few of the reasons to do business here:

- No Business License Fees
- No Utility Users Tax
- No Gross Receipts Tax
- No Payroll Tax
- Recycling Market Development Zone
- Use Tax Rebate Program
- Foreign Trade Zone
- Free recruitment and employment services for businesses at the America’s Job Center of California
- No paid parking garages or paid street parking leading to lower overall costs of doing business

SANTA CLARITA AWARDS & ACHIEVEMENTS

NAMED “THE MOST BUSINESS FRIENDLY CITY IN LOS ANGELES COUNTY”
(LAEDC 2016)

ONE OF THE “BEST CITIES TO LIVE IN THE US”
(24/7 WALL STREET)

THIRD SAFEST CITY IN THE ENTIRE COUNTRY*
(NATIONAL COUNCIL FOR HOME SAFETY AND SECURITY)

“CITY OF THE FUTURE” (FDI MAGAZINE)

*With population over 200k

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LBALogistics 

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