FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®

FOR LEASE | INDUSTRIAL

VALENCIA INDUSTRIAL CENTER

24932 Avenue Kearny

Unit 2 · Valencia, CA 91355 · ±5,365 SF



±5,365	±900	±14'	3-Phase
SF AVAILABLE	OFFICE SF	CLEAR HEIGHT	120/240V POWER

PROPERTY OVERVIEW

Located in the Valencia Industrial Center with easy I-5 access, Unit 2 offers ±5,365 SF of functional industrial space with ±900 SF of bright, flexible office. Features include ±14' clear height, 3-phase power, grade-level loading and ample surface parking.

SPECIAL INTRO RATE

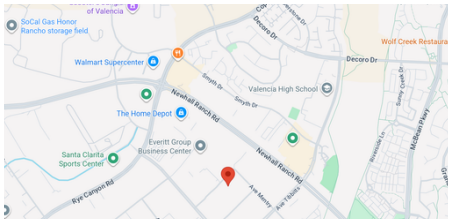
$0.90

/SF/Month + $0.15 CAM

First 6 months w/ qualifying term
Then $1.39/SF + $0.15/SF CAM

PROPERTY HIGHLIGHTS

Available	±5,365 SF	**Power**	120/240V, 100/200A, 3Ø
Office Area	±900 SF	**Loading**	Grade-Level
Intro Rate	$0.90/SF + $0.15 CAM	**Office**	Flexible Layout
Rate After	$1.39/SF + $0.15 CAM	**Parking**	Ample Surface Parking
Clear Height	±14'	**Location**	Easy I-5 Access



EXCLUSIVELY LISTED BY



RON FEDER
Senior Managing Director
DRE# 00983855
(818) 222-0404
rfeder@rjfeder.com



JESSICA CHAMBERLAIN
Commercial Associate
DRE# 01898574
(818) 222-0404
jessica@rjfeder.com



ALEX SAWELSON
Senior Associate
DRE# 02065168
(818) 406-4067
AlexS@peakcommercial.com

PEAK COMMERCIAL

© 2026 Peak Commercial, Inc. | CalDRE# 01985275 | peakcommercial.com

24932 AVENUE KEARNY, UNIT 2 · VALENCIA, CA 91355

Property Photos



WAREHOUSE



OPEN OFFICE AREA



PRIVATE OFFICE



NATURAL LIGHT

Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.