

# ROCKEFELLER CROSSING

VALENCIA, CALIFORNIA



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





## 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

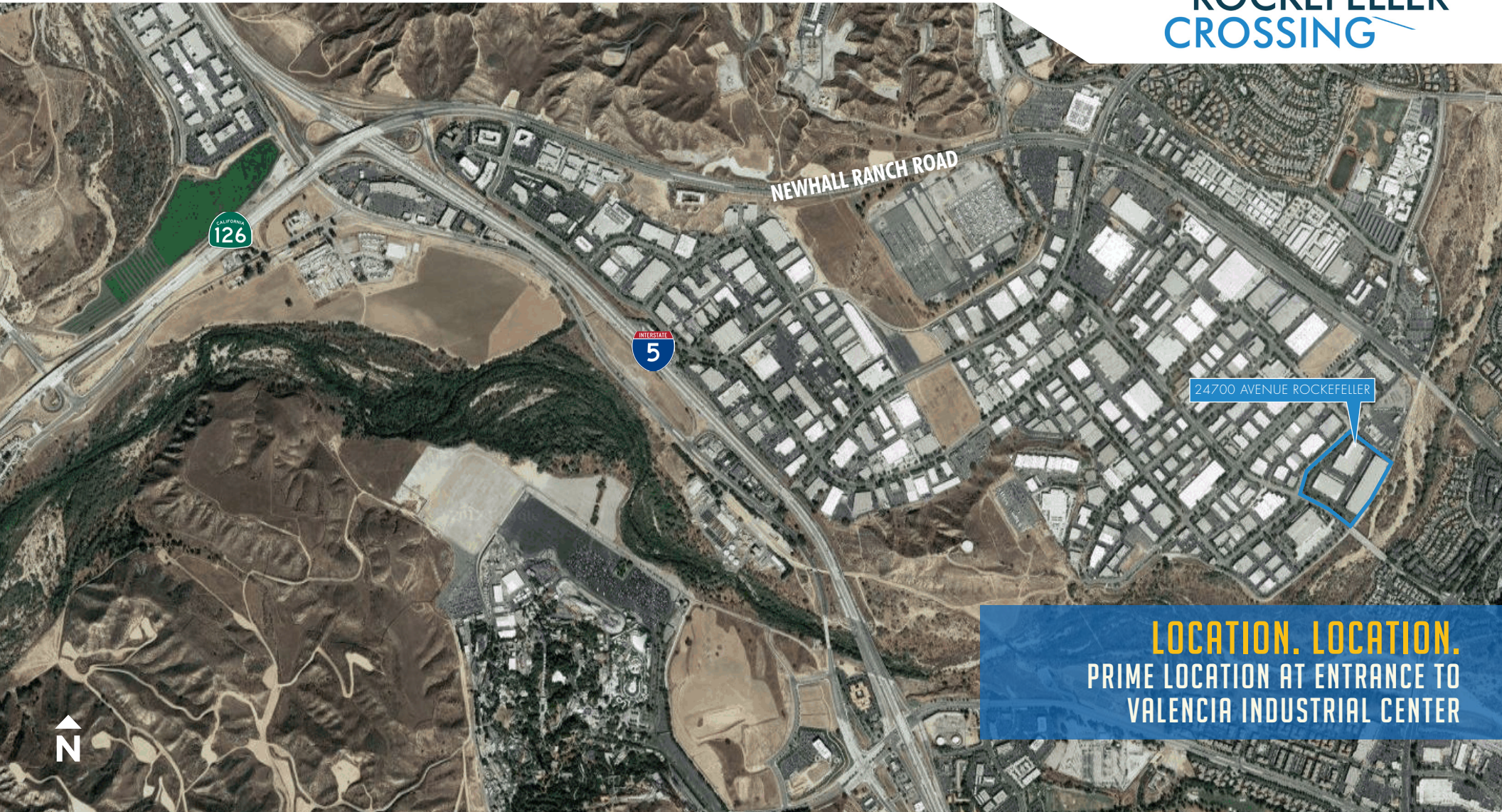
## PROPERTY INFORMATION

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



24700 AVENUE ROCKEFELLER





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





## FLOOR PLAN | FIRST FLOOR

### First Floor Office:

6,320 SF

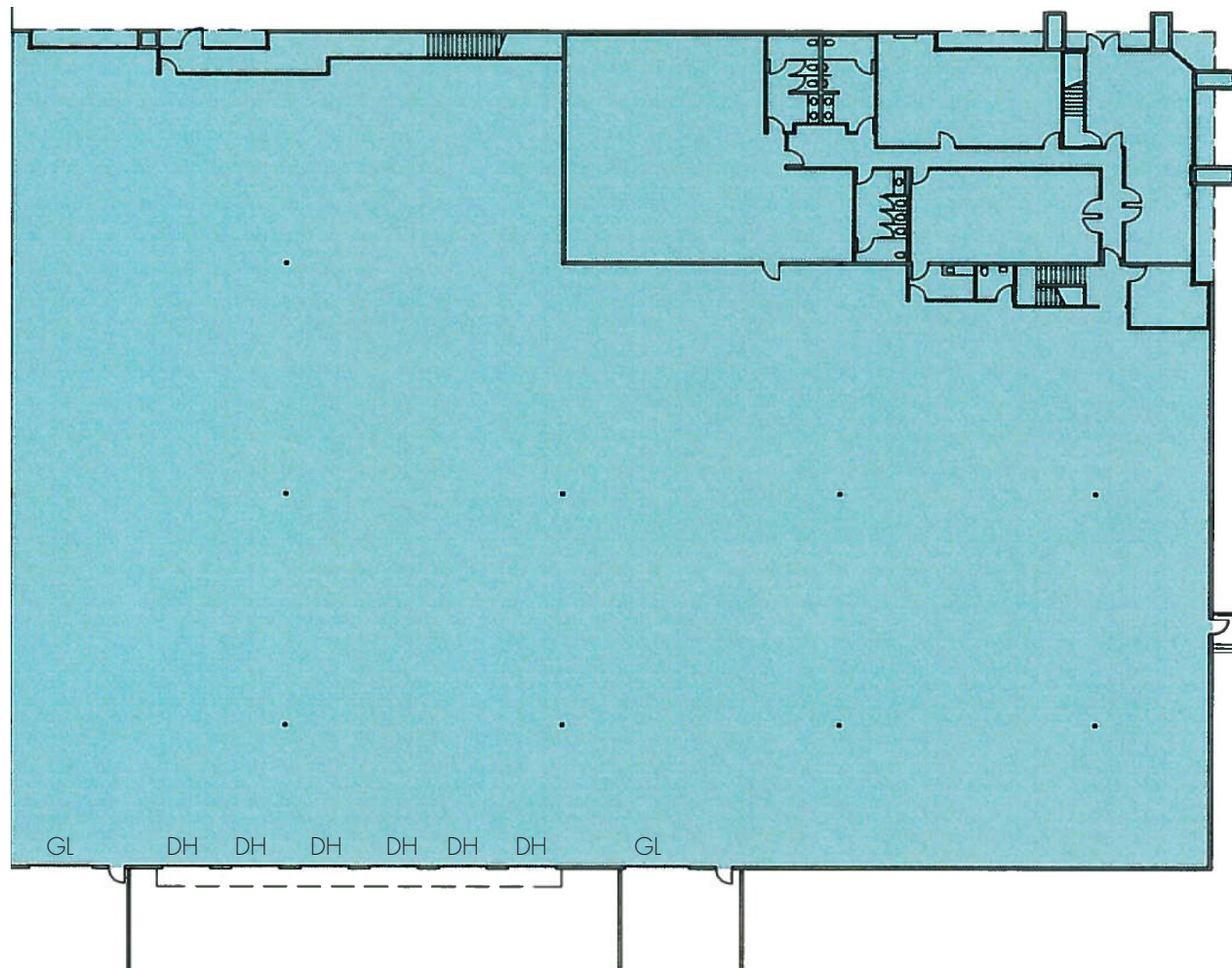
### First Floor Warehouse:

33,237 SF

### Total First Floor:

39,557 SF

ROCKEFELLER  
CROSSING

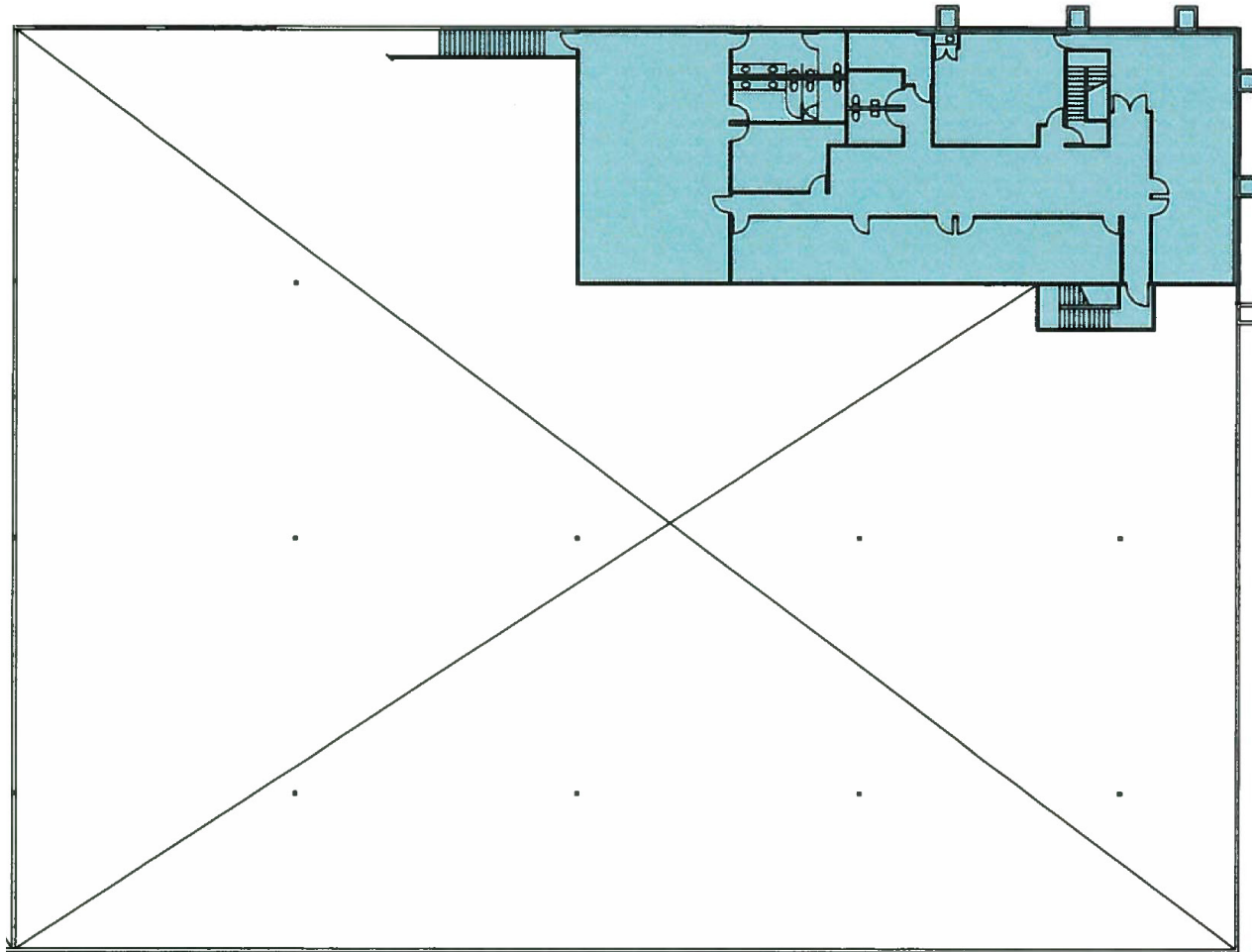


**GL:** Ground Level Door  
**DH:** Dock High Door

## FLOOR PLAN | SECOND FLOOR

**Mezzanine Office:**  
6,380 SF

ROCKEFELLER  
CROSSING





# 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

**Contact information, please contact:**

**CRAIG PETERS**

Executive Vice President  
Lic. 00906542  
+1 818 907 4616  
[craig.peters@cbre.com](mailto:craig.peters@cbre.com)

**CBRE, INC. – LA NORTH**

234 S. Brand Blvd.  
Suite 800,  
Glendale, CA 91204

**LBA**Logistics 

**CBRE**