

For Sublease Industrial
134,287 SF



28454 Livingston Ave.

Valencia, California 91355

Property Description

Sublease Rate: \$0.65 NNN

Approximately 134,287 SF Distribution/Manufacturing Bldg.

±271,788 SF of M1.5 Zoned Land

Property Features

- State of the Art Facility
- Sublease through April 2021
- 30' Clear
- 4000 Amps of Power
- ESFR Sprinkler System
- Lab Space with Clean Rooms



For more information:

Chris Jackson, Co-CEO

818 933 2368 • cjackson@naicapital.com • CA CalDRE #01255538

Todd Lorber, Exec. Vice President

818 933 2376 • tlorber@naicapital.com • CA CalDRE #01014637

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Chris Jackson

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Todd Lorber

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sublease

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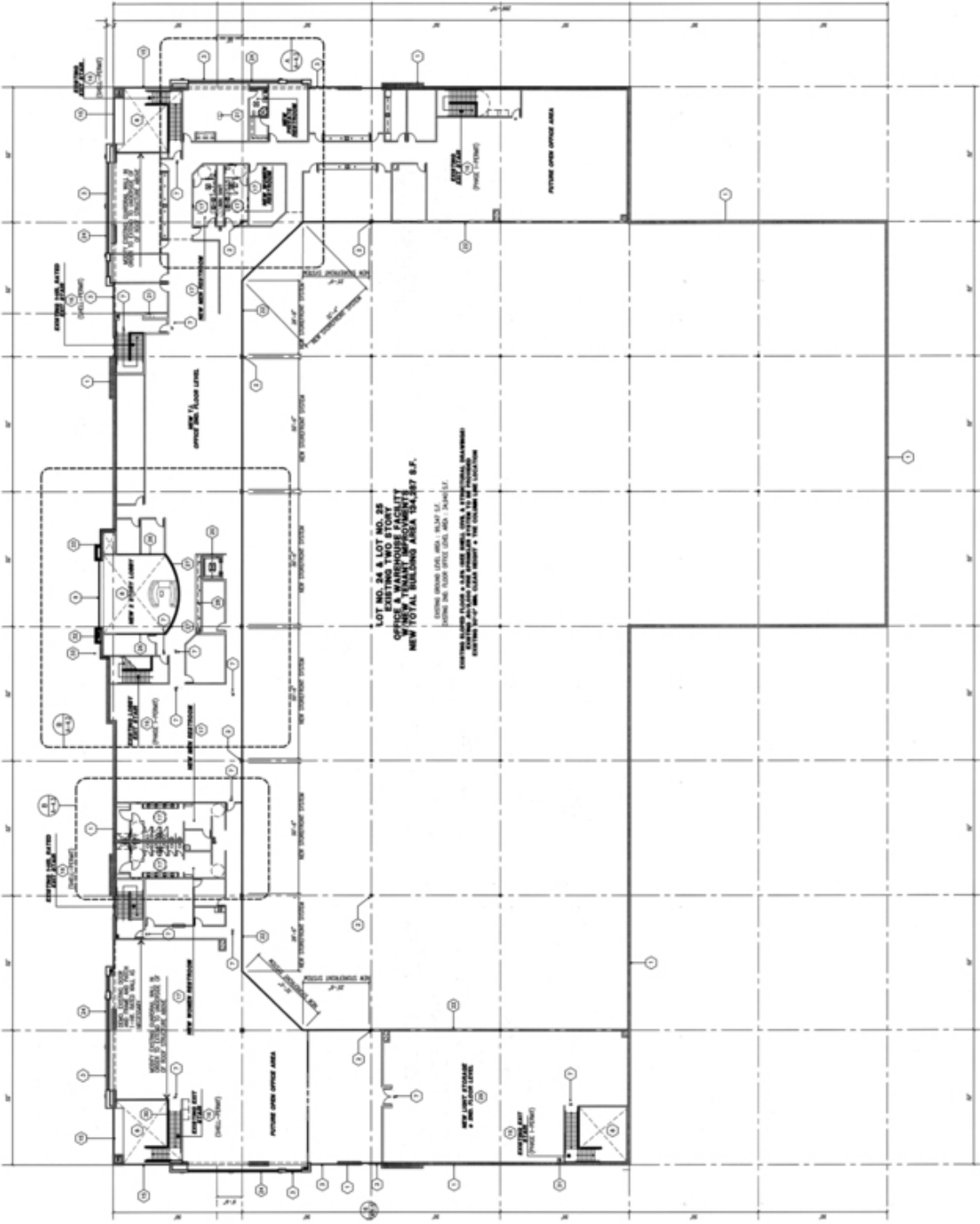
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For Sublease

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 <p>HPA 18000 Linderoth Avenue Suite 100 San Diego, CA 92128 Tel: 619-451-1775 Fax: 619-451-1776 www.hpainc.com</p> 	<p>Owner: Stellar Microelectronics 14000 Linderoth Avenue San Diego, CA 92128 Tel: 619-775-2080 Fax: 619-775-2082 www.stellarcorp.com</p>	<p>Project: PHASE II Office & Warehouse Tenant Improvements 28454 Livingston Ave San Diego, CA 92128</p>	<p>Consultants: CIVIL: M. ENGINEERING STRUCTURAL: INTEGRATED MCHS MECHANICAL: INTEGRATED MCHS PLUMBING: INTEGRATED MCHS ELECTRICAL: INTEGRATED MCHS LANDSCAPE: KENT FLEET INTERIORS: KENT FLEET MECHANICAL: KENT FLEET ARCHITECTURE: KENT FLEET GENERAL CONTRACTOR: KENT FLEET</p>	<p>Title: NEW PHASE II OFFICE PLAN Project Number: 008 Client: Stellar Drawn by: B. Frazier Date: April 11, 2008 Scale: 1/8" = 1'-0" Sheet: A-2.2 Phase: II Project Location: 28454 Livingston Ave, San Diego, CA 92128 Project Name: Stellar Microelectronics Project No: 008 Phase: II Sheet: A-2.2 Date: April 11, 2008 Scale: 1/8" = 1'-0" Client: Stellar Drawn by: B. Frazier</p>
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SECOND FLOOR LEVEL - FLOOR PLAN

Sheet
A-2.2
PHASE II

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