



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# INDUSTRIAL CONDOMINIUM FOR SALE

27935 SMYTH DR.,  
VALENCIA, CA 91355

[Click Here for Video](#) 

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# THE PROPERTY

27935 Smyth Drive, Valencia, CA 91355

**\$3,200,000**  
Listing Price



**10,587**  
Square Footage



**±\$302**  
Price/SF



**2001**  
Year Built



**2 / 1,000**  
Parking Stalls/SF



**±\$500**  
Associate Fee



**400 AMP**  
Power



**1**  
Grade Loading Door

## HIGHLIGHTS

- ✓ Close Proximity to 5 Freeway & Valencia Country Club
- ✓ Owner/User Opportunity
- ✓ 21' Warehouse Clearance
- ✓ Industrial Zoned



**SUBJECT**  
 27935 Smyth Dr  
 Valencia, CA

Assisted Living & Memory Care  
**Oakmont**  
 of Santa Clarita  
**HOMEWOOD SUITES**  
 Hilton

**Walmart** **Office DEPOT** **STARBUCKS**  
**CHIPOTLE** **CHASE** **NUTRI SHOP**  
**Smart & Final** **LA FITNESS**  
**Jack** **JJ**  
**menchie's** **Habit** **TRAVELERS**

**Carib's** **SUBWAY**  
**Dominos** **7 ELEVEN**

**EMBASSY SUITES**  
 by HILTON  
**COURTYARD**  
 Marriott  
**SUBWAY**

**STARBUCKS** **Jack**  
**DELTA** **ELEVEN**  
**Tommy's**

**Walgreens** **MARSTON'S**  
**Massage Envy**  
**Panera** **FedEx**  
**Makenna** **MOOYAH**

**Hilton Garden Inn** **Hyatt** **Red Lobster** **Denny's**  
**Best Western** **Capriotti's** **Starbucks** **Spring Hill Suites**  
**Residence Inn** **Hyatt's** **IN-N-OUT** **McDonald's**

**TARGET** **KOHL'S** **macy's** **COLD STONE**  
**TJ-maxx** **BIG 5** **HomeGoods** **TILLYS**  
**NORDSTROM** **Party City** **CVS pharmacy** **SPROUTS** **JCPenney** **Starbucks** **Total Wine**  
**WHOLE FOODS** **Olive Garden** **BARNES & NOBLE** **RED ROBIN** **Mimi's Cafe**  
**The Cheesecake Factory** **Buett** **REGAL CINEMAS** **LAZY DOG** **HYATT REGENCY** **BJS** **crumbl** **COLETTA'S**

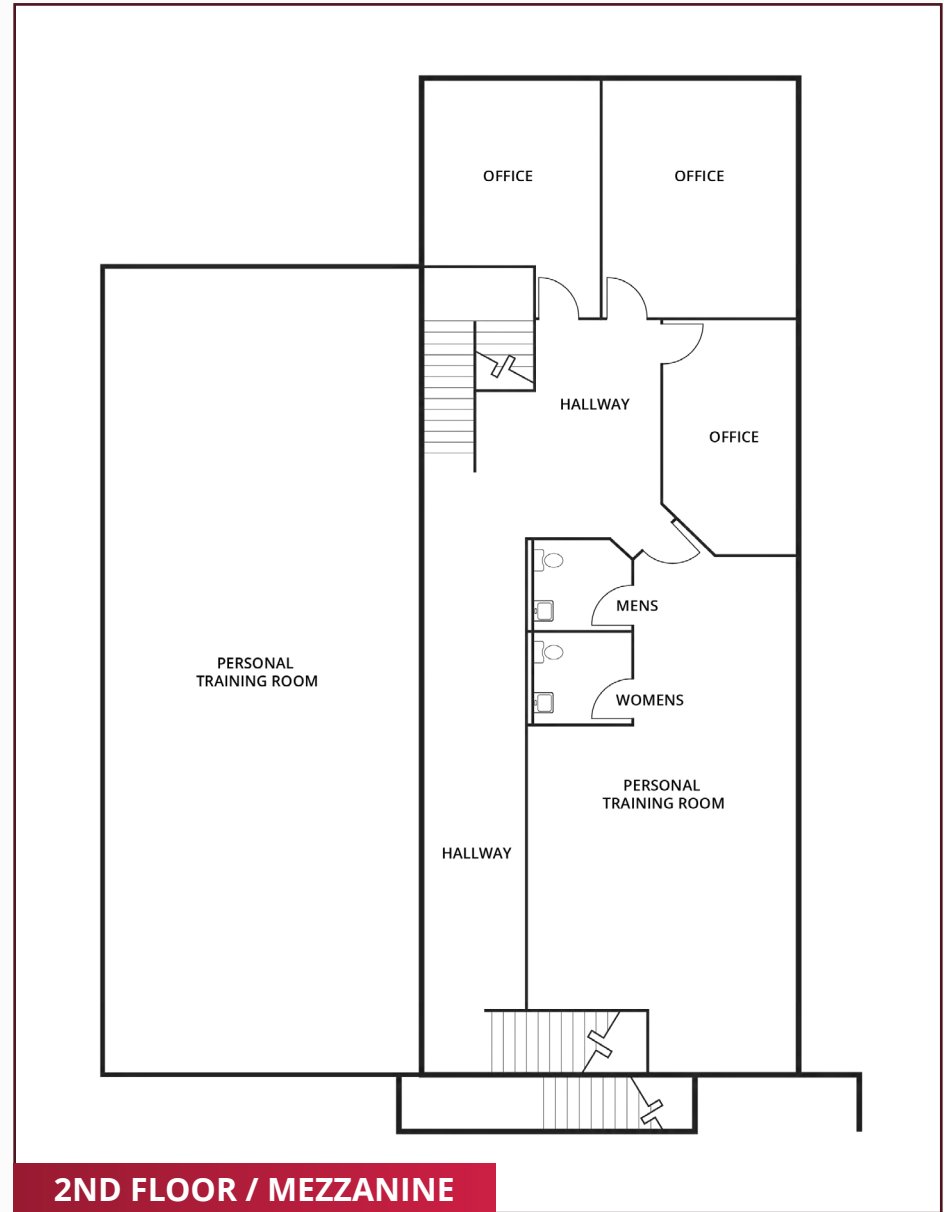
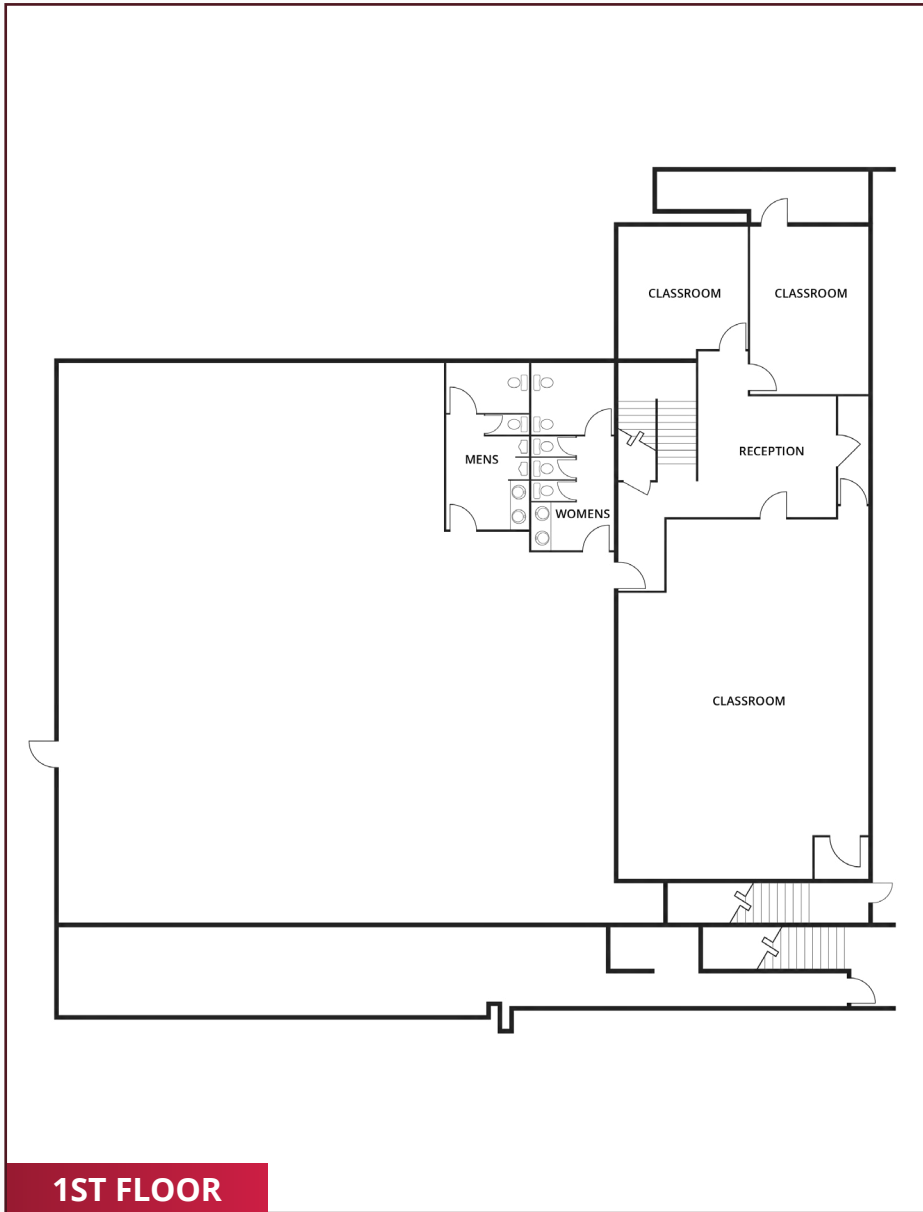
**Six Flags**  
 MAGIC MOUNTAIN

**Five Point Valencia**  
 Redevelopment Project  
 21,500 Homes on  
 15,000 Acres

**Valencia Country Club**

**Westfield Valencia**  
 Town Center

# FLOOR PLANS





No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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For more information,  
please contact us.

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