

113,400 SF UNDER CONSTRUCTION
DELIVERY DECEMBER 2021



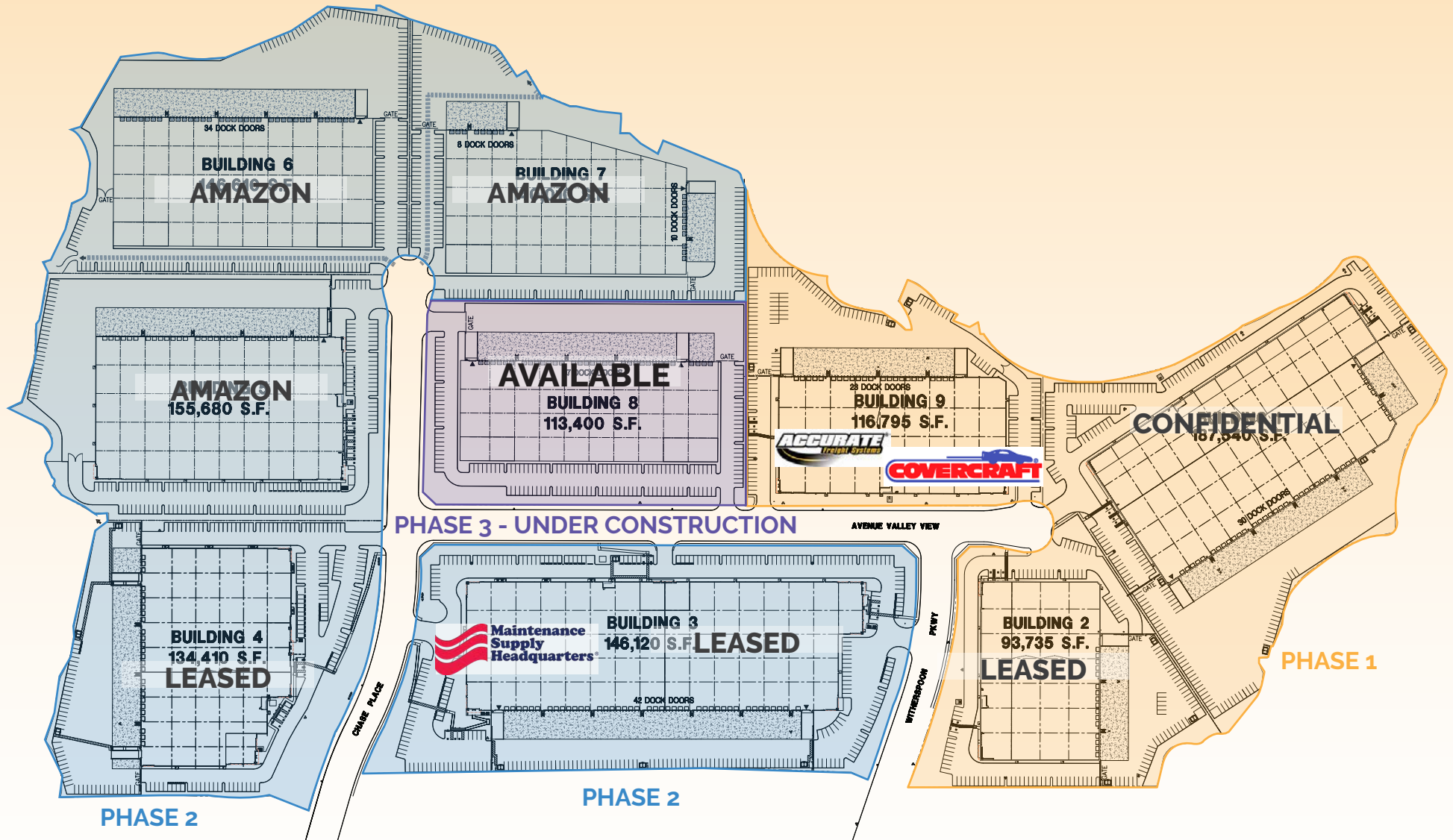
Valencia, CA



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PROPERTY VIDEO TOUR**

116 ACRE BUSINESS PARK IN NORTH LOS ANGELES
SEVEN INDUSTRIAL BUILDINGS
ONE MILLION SQUARE FEET
BRAND NEW DEVELOPMENT

NEWMARK



PROJECT HIGHLIGHTS

IAC Commerce Center is a one million square foot brand new industrial development in the North Los Angeles region consisting of seven state-of-the-art buildings on 116 acres. The buildings range in size from 93,735 square feet to 216,320 square feet.

Phase 1 and Phase 2 are complete with multiple properties leased. Walls are tilted for Phase 3 - a **113,400 square foot** Class A industrial facility.

Highlights include:

- 30-foot ceiling
- Fenced yard
- 2+ dock high doors per 10,000 SF
- High image office space
- ESFR sprinklers
- Great views of the Santa Clarita Valley

Located in Valencia, CA, the project offers unsurpassed views of the entire Santa Clarita Valley. With immediate access to I-5, IAC Commerce Center is ideal for:

- Distribution
- E-commerce
- Manufacturing
- Warehousing
- Entertainment
- Tech
- Aerospace
- Biotech

IAC Commerce Center offers access to a population of:

- 3.1 million within 30 miles
- 12.3 million within 60 miles
- 18.3 million within 90 miles

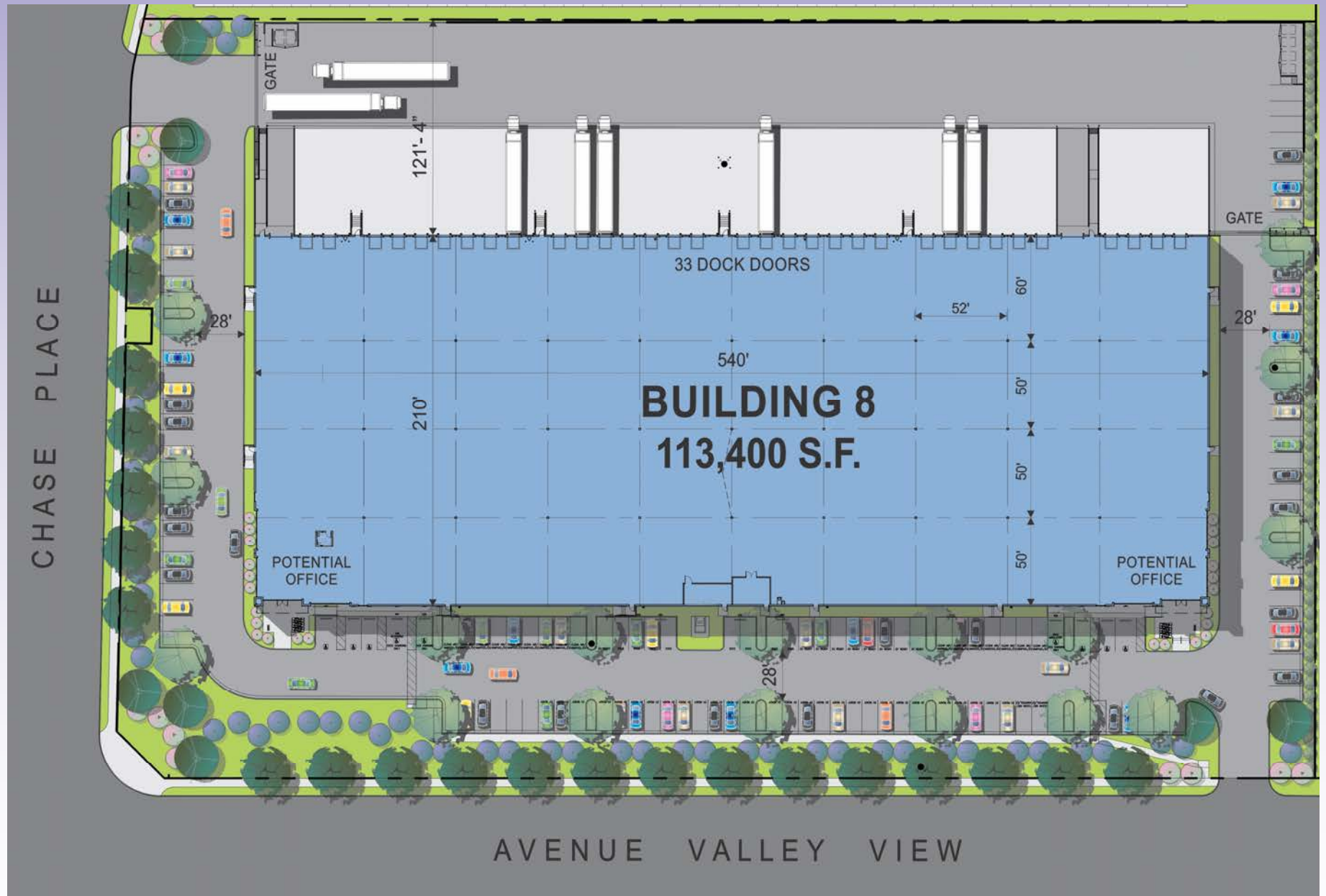
IAC Commerce Center - Tomorrow's Buildings, Today



29051 AVENUE VALLEY VIEW - 113,400 SF AVAILABLE FOR LEASE

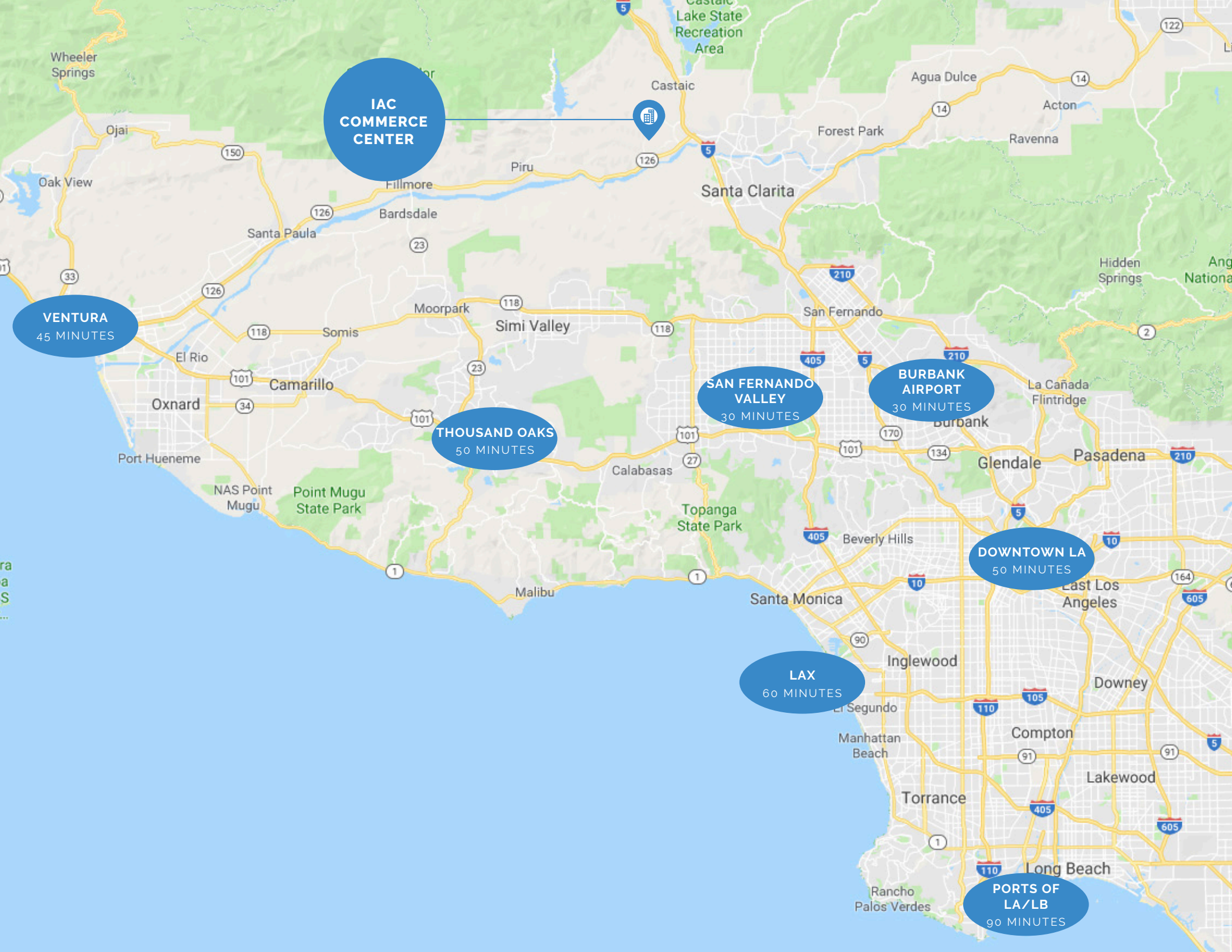


Available SF	113,400 SF (divisible to 56,700 SF)
Clear Height	30-feet
Dock High	33 (3 PER 10,000 SF!)
Ground Level	2
Office	± 1,704 SF (expandable)
Power	2000 Amps 277/480 Volts
Sprinklers	ESFR
Parking	156
Occupancy	Dec. 2021





- **The Santa Clarita Valley is Los Angeles County's most business-friendly region**
- **Ideal business climate: no business license fees, no gross receipts tax and no payroll tax**
- **Access to strong, highly educated and diverse labor force: 2.7 million workers within 30-minute drive time**
- **Extensive workforce training programs offered through College of the Canyons**
- **Considered "The Best Place to Live in California" by CNN Money Magazine**
- **Close proximity to 5, 210, 405, 101, 170, 118, 126 and 14 Freeways**
- **Easy access to regional airports and ports:**
 - **Hollywood Burbank Airport - 27 miles**
 - **Port of Los Angeles - 61 miles**
 - **Downtown Los Angeles - 37 miles**
 - **Port of Long Beach - 63 miles**
 - **Los Angeles International Airport - 43 miles**
- **Strategic North Los Angeles Regional location approximately one mile northwest of Interstate 5 and Highway 126 Interchange**
- **North Los Angeles / Southern California regional distribution / manufacturing opportunity**
- **Ideal last mile / e-commerce / fulfillment distribution center with population of 12.3 million within 60 miles**
- **Amenity rich area with plethora of retail and food options in immediate vicinity**
- **Adjacent to the planned community of Newhall Ranch, which will encompass over 20,000 homes**



**IAC
COMMERCE
CENTER**

VENTURA
45 MINUTES

THOUSAND OAKS
50 MINUTES

**SAN FERNANDO
VALLEY**
30 MINUTES

**BURBANK
AIRPORT**
30 MINUTES

DOWNTOWN LA
50 MINUTES

LAX
60 MINUTES

**PORTS OF
LA/LB**
90 MINUTES





Businesses are moving to the Santa Clarita Valley. Area features such as 2.7 million workers within a 30-minutes radius, lower costs compared to the City of Los Angeles, and proximity to major interstates and highways have attracted top companies in a variety of industries. Those companies are able to partner with the Santa Clarita Valley Economic Development Corporation, which serves as a one-stop resource on a myriad of issues to help attract, retain and expand businesses within the Santa Clarita Valley.

CORPORATE NEIGHBORS INCLUDE:

- Accurate Freight
- AMS Fulfillment
- Arvato Digital Services
- Boston Scientific
- Covercraft Industries
- Forrest Machining
- ITT Aerospace Controls
- Mechanix Wear
- Novacap
- Pharmavite
- Princess Cruises
- Quest Diagnostics
- Regent Aerospace Corporation
- Remo, Inc.
- Vision Media Management
- Wesco Aircraft



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