



IAC
COMMERCE
CENTER
Valencia, CA

60,000 SF - 250,000 SF INDUSTRIAL BUILDINGS FOR LEASE



A 9 BUILDING | 1.3 MILLION SQUARE FOOT DEVELOPMENT

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PROJECT HIGHLIGHTS:

IAC Commerce Center is a master-planned 70 net acre Business Park located adjacent to the Valencia Commerce Center and approximately 1 mile northwest of the Interstate 5 and Highway 126 interchange. The Project is planned to accommodate approximately 1.3 million square feet of industrial buildings. IAC Commerce Center is surrounded by an established commercial/industrial market with over 25 million square feet of industrial and office properties. The population within a 30 minute commute is approximately 3 million including parts of the Santa Clarita Valley, San Fernando Valley and Antelope Valley.

- The Project is situated on a bluff overlooking the Valencia Commerce Center and Santa Clarita Valley.
- Amenity-rich environment with many retail and food services in the immediate area.
- Adjacent to the planned community of Newhall Ranch which will encompass over 20,000 homes and 60,000 residents at build out.
- Immediate access to Highway 126 and I-5 via Commerce Center Dr.
- Close proximity to 14, 210, 405, 170 and 118 Freeways.
- Convenient access to San Fernando Valley, Burbank Airport, Downtown Los Angeles, West Los Angeles and the Ports of Los Angeles/Long Beach.
- The business park includes speculative building sizes from 93,600 SF to 216,320 SF.
- Build to suits are also available from 100,000 SF to 520,000 SF.

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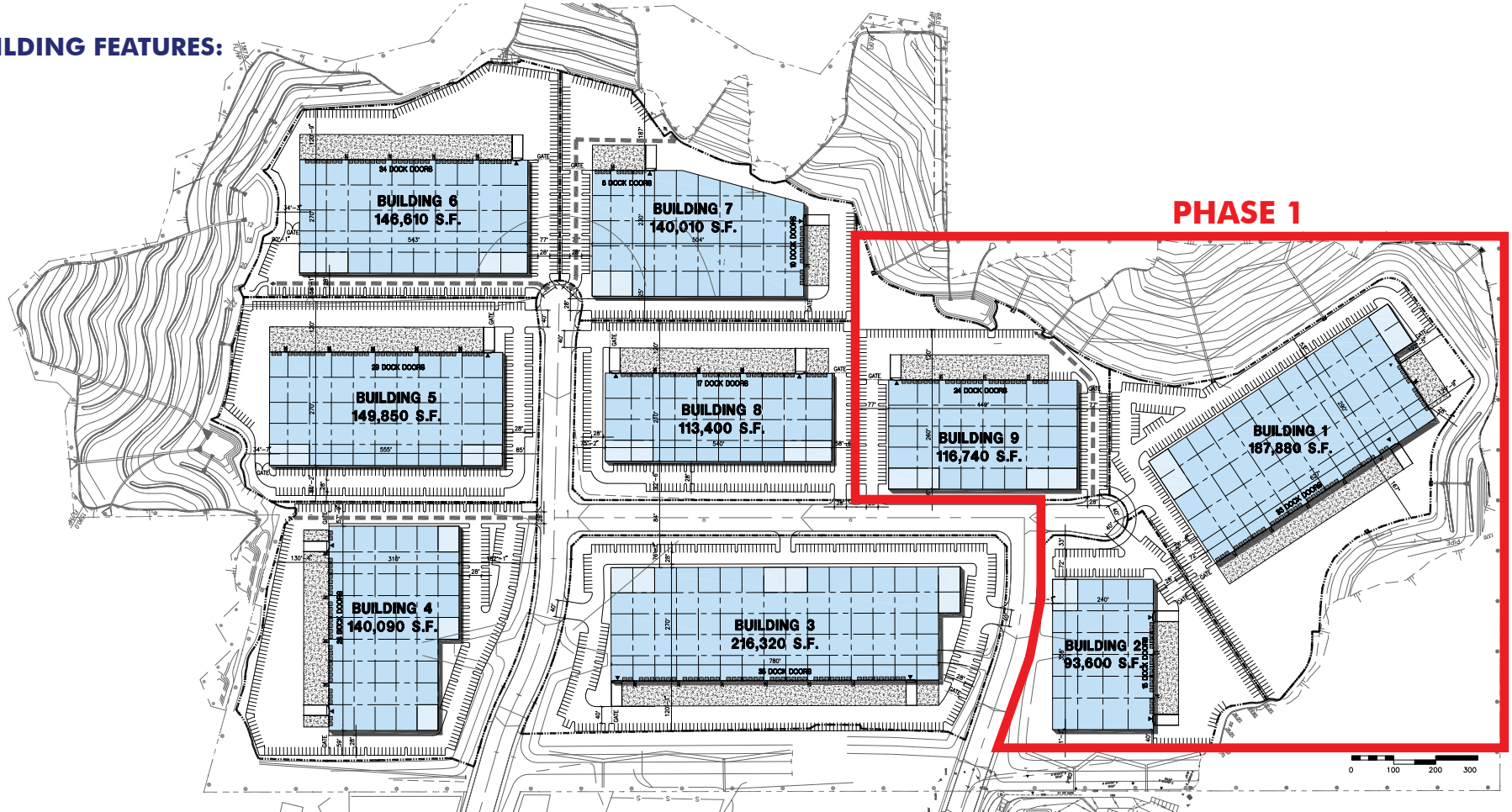
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BUILDING FEATURES:



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PROJECT MATRIX:

	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Building 8	Building 9
Total Available SF:									
Mezzanine SF:									
Clear Height:									
Dock High Loading:									
Ground Level Loading:									
Lease Rate:									
Sale Price:									
Power:									
Sprinklers:									
Parking:									

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AREA AMENITIES:



- Minutes from Valencia Town Center, Town Center Drive, Spectrum Club, Valencia Marketplace, Restaurant Row and Bridgeport Marketplace featuring scores of restaurants and shops.
- Close proximity to Valencia Country Club, other amenities include: The Greens, TPC Golf Course, and 25 miles of paseos and pedestrian walkways.
- Wide array of available housing opportunities from entry level condominiums and apartment communities to executive estates.
- Valencia, Santa Clarita Valley and nearby San Fernando Valley offer a large and diverse and well educated workforce.
- The Santa Clarita Valley is also home to a number of exceptional learning institutions including College of the Canyons and its new University Center, The Masters College and California Institute of the Arts. In addition, seven major universities are located within a 40 minute drive including California State University, Northridge, University of Southern California, University of California, Los Angeles, California Institute of Technology, Loyola Marymount University, Pepperdine University and Occidental College.

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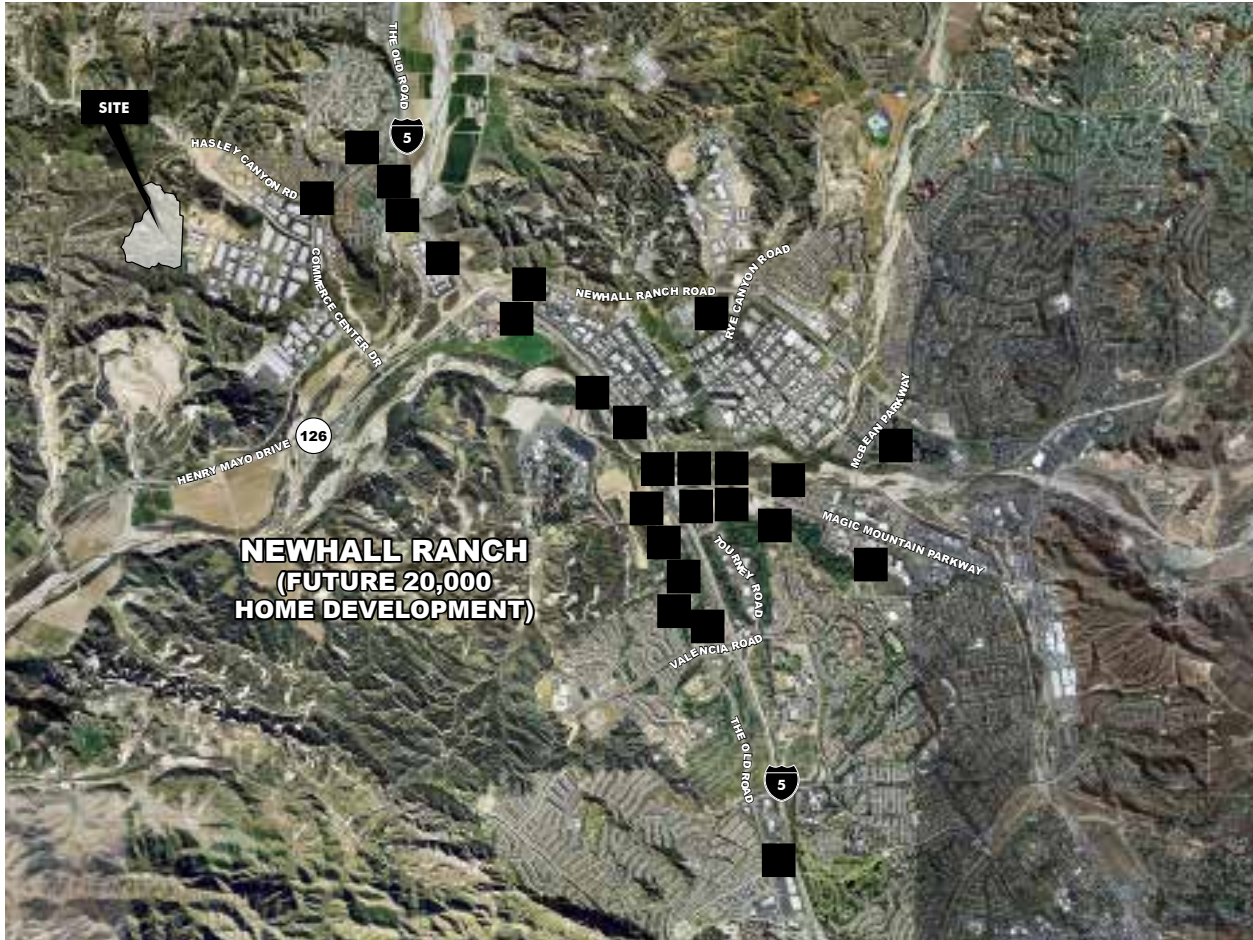
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1. Akasaka Restaurant
2. Ralphs
3. Ameci Pizza & Pasta
4. Pizza Hut
5. Subway
6. Original Tommy's
7. Jimmy Deans Charbroil Burger
8. Wendy's
9. Red Lobster
10. El Torito
11. GameDay Sports Grille
12. Albertsons
13. Courtyard Marriott
14. Embassy Suites
15. Hilton Garden Inn
16. Holiday Inn Express
17. Best Western Valencia Inn
18. Hyatt Regency Valencia Hotel
19. Valencia Country Club
20. California United Bank
21. **Valencia Marketplace:**
 - Cabo Cabana Grill
 - Claim Jumper Restaurant
 - Romano's Macaroni Grill
 - Chili's Grill & Bar
 - Wood Ranch BBQ
 - Kyoto Sushi
 - Jersey Mike's Subs
 - Von's
 - Cost Plus World Market
 - Wal-Mart
 - Jamba Juice
 - Starbucks Coffee
 - Wells Fargo Bank
 - Union Bank
 - Chase Bank
22. **Bridgeport Marketplace:**
 - California Pizza Kitchen
 - Sabor Cocina Mexicana
 - Marston's Restaurant
 - Kabuki Japanese Restaurant
 - Daphne's Greek Cafe
 - Bistro Sake Lounge
 - Valley Produce Market
23. **Valencia Town Center:**
 - Westfield Shopping Center
 - Larsen's Steakhouse
 - Buca di Beppo
 - Tilted Kilt
 - BJ's Pizza & Brewhouse
 - Cabo Cabana Fresh Baja Grill
 - Charley's Grilled Subs
 - Chick-fil-A
 - Chipotle Mexican Grill
 - Coffee Bean & Tea Leaf
 - Dink's NY Diner
 - Five Guys Burger & Fries
 - Johnny Rockets
 - Lazy Dog Cafe
 - Salt Creek Grille
 - Wokcano
24. **Gateway Village:**
 - Fish Tail Seafood Market & Grill
 - Qdoba Mexican Grill
 - The Habit Burger Grill
 - George's Bistro
 - Coffee Bean
 - US Bank
25. **Tourney Retail:**
 - Starbucks
 - Forever Geisha
 - Azul Tequila
 - Sam's flaming Grill

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