

# PACIFIC GOLDEN VALLEY

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26313 Golden Valley Road, Santa Clarita, CA

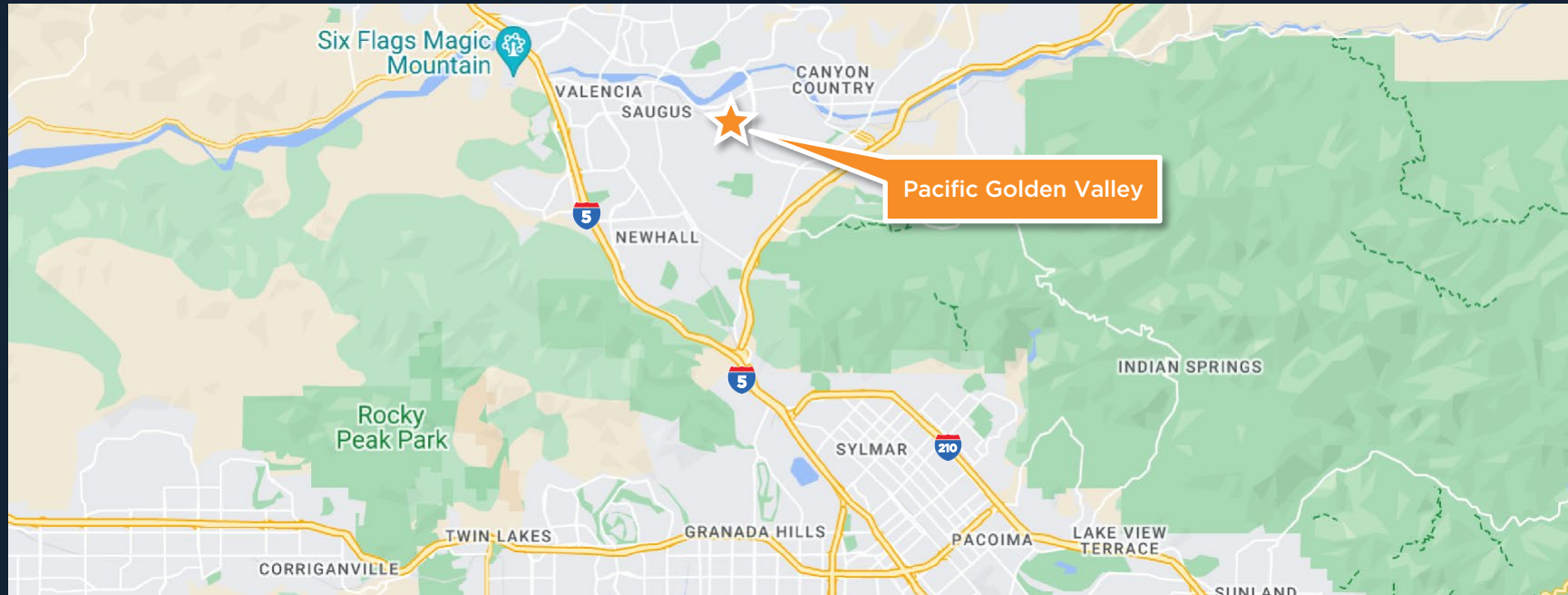
172,843 SF | State of the Art 36' Clear Industrial Building Located in a Prime Santa Clarita Valley Location



# PACIFIC GOLDEN VALLEY



26313 Golden Valley Road, Santa Clarita, CA



## Project Features:

- Premier Santa Clarita Location
- Santa Clarita recently named Most Business Friendly City (LAEDC)
- Excellent Access to 14, 5, & 210 Freeways
- Rare North LA State of the Art New Construction Facility
- Within Entertainment Thirty Mile Zone (“TMZ”)
- Minutes from San Fernando Valley which features a population base of 1.8M people per last reported census
- Corporate neighbors include DrinkPak, Amazon, LA North Studios, Bright Innovation Labs, and Tires Warehouse

[www.PacificGV.com](http://www.PacificGV.com)



**PAUL SIMS**  
Director  
+1 213 955 5153  
paul.sims@cushwake.com

**ERIK LARSON**  
Executive Managing Director  
+1 213 955 5126  
erik.larson@cushwake.com

**CHRIS TOLLES**  
Executive Managing Director  
+1 213 955 5129  
chris.tolles@cushwake.com

900 Wilshire Boulevard, Suite 2400 Los Angeles, CA 90017  
+1 213 955 5100  
[cushmanwakefield.com](http://cushmanwakefield.com)

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## Building Features:

- 172,843 SF Building / 12.87 AC
- 6,852 SF of High Image 2-Story Office Space
- 25 Dock High / 2 Ground Level
- 36 ft. Minimum Clearance; 7" Warehouse Slab
- 56' x 50' Typical Column Spacing
- ESFR Sprinkler System (K-25 heads)
- 135 ft. Truck Court
- 100% Concrete, Fenced and Secured Yard
- 4,000 AMP Pull Section; 2,000 AMP Service
- 3% Skylight Coverage
- 237 Auto Parking Stalls
- 24 EV Charging Stations

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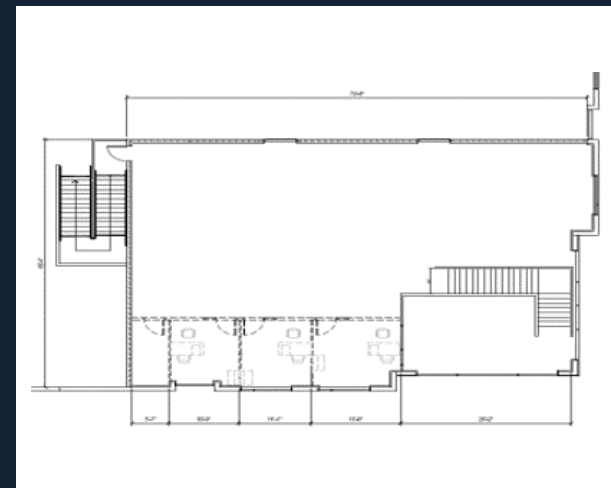
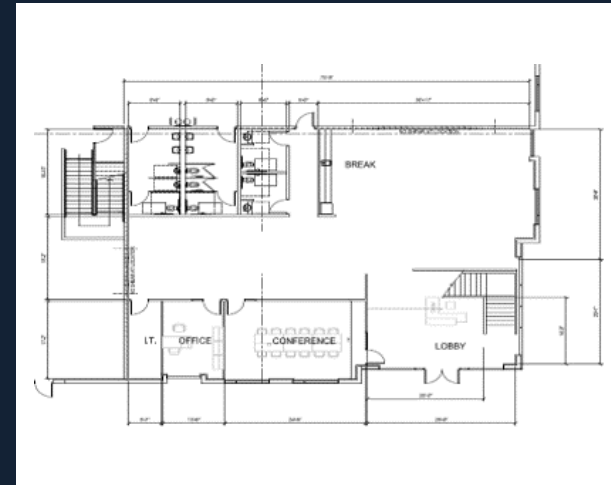


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## Office Plan



Photo is an example from a previous Pacific Industrial Project



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