

SPACE AVAILABLE IN PROMINENT
± 70-ACRE ENTERTAINMENT SECTOR
INDUSTRIAL COMPLEX

saugu^station

INDUSTRIAL CENTER

SANTA CLARITA, CA 91350



PRIME CITY OF SANTA CLARITA LOCATION WITHIN ENTERTAINMENT INDUSTRY COMMUNITY

8 Industrial Spaces Ranging From 9,537 SF to 133,216 SF Available for Lease
at Established and Prominent Industrial Complex

CBRE



A Community of Industry Leaders & Game Changers

The Santa Clarita Valley is magnetic. Hugged by greenery, rolling hills, and endless amenities, this celebrated region of Southern California is a seamless gathering of big city and big community. The area is a success story driven by steady, thoughtful reinvention, stunning landscapes, and an unparalleled quality of life. Unsurprisingly, it is also one of the most sought after submarkets in the country and the home of the **Saugus Station Industrial Center (The Center)** - a nearly 70- acre industrial complex well-known to the entertainment industry with numerous major service providers like Sony, CBS, Scenic Expressions among others housing support operations at the property. Now it's time for the next success story. **Yours.**

The Center, adjacent to Valencia in the award-winning City of Santa Clarita, currently has 8 buildings available for lease ranging in size from 9,537 SF to 133,216 SF with additional yard area available on some properties. Features include:

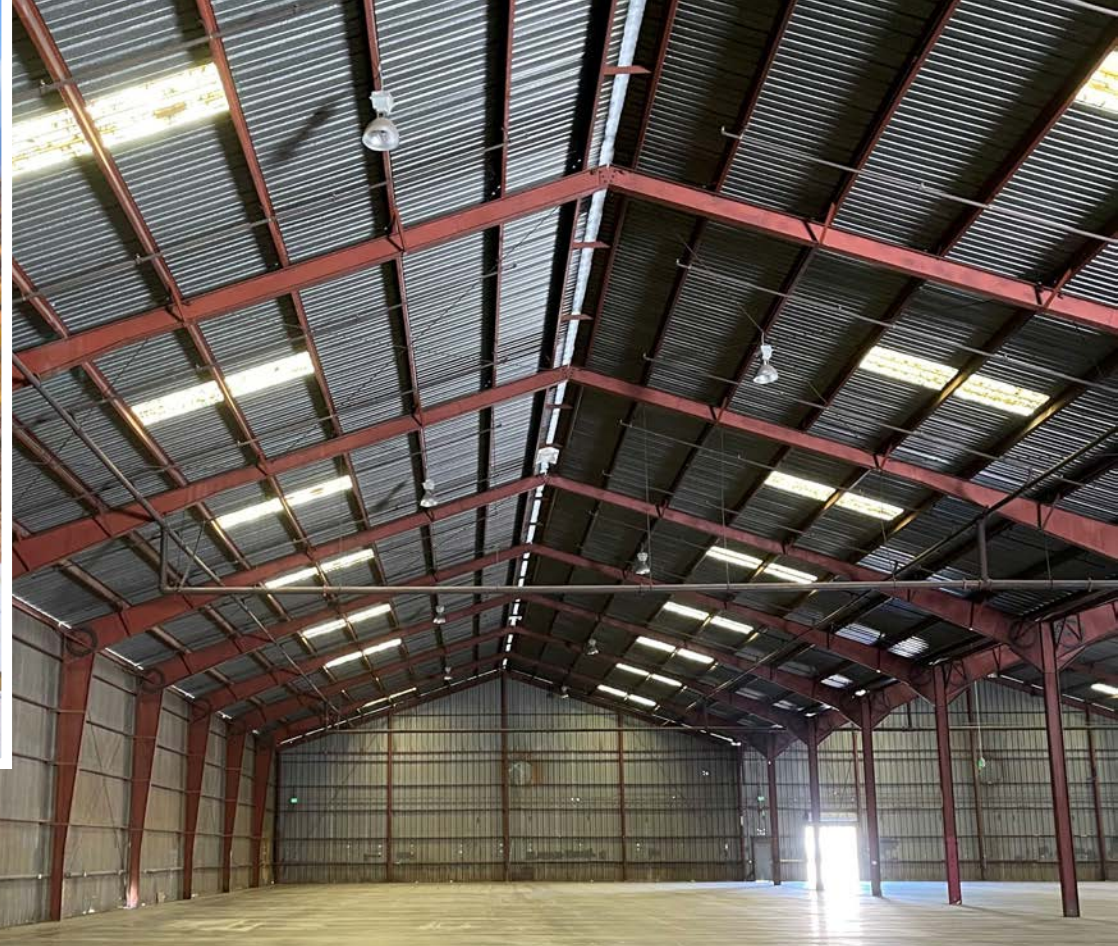
- Pro-Business Climate, No Gross Receipts Tax or Utility User Taxes
- Central Santa Clarita Location / Valencia Adjacent
- Lowest Cost Industrial Space
- Some Spaces Include Additional Yard Area
- Amenity-rich Environment, Close to Excellent Dining/ Shopping
- Rapid Access to 6 Major Highways

INDUSTRIAL PROPERTIES RANGING IN SIZE FROM 9,537 SF
to 133,216 SF CURRENTLY AVAILABLE AT WELL-KNOWN
INDUSTRIAL COMPLEX



The Saugus Station Industrial Center is more than a location, it's a community of industry giants leveraging the pro-business environment of the City of Santa Clarita.





LAY OF THE LAND

SPRINGBROOK AVENUE

SPRINGBROOK AVENUE EXTENSION

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 10C LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

BLDG 1 BLDG 2 BLDG 2A BLDG 2B BLDG 2C BLDG 3A BLDG 3B BLDG 3C BLDG 4A BLDG 4B BLDG 4C BLDG 5 BLDG 6 BLDG 7 BLDG 8 BLDG 9 BLDG 10 BLDG 11 BLDG 12 BLDG 13A BLDG 13B BLDG 14 BLDG 15 BLDG 16 BLDG 17 BLDG 18 BLDG 19 BLDG 20 BLDG 21 BLDG 22 BLDG 23A BLDG 23B BLDG 24 BLDG 25 BLDG X BLDG Y

0 100 FEET

INDUSTRIAL OFFICE OTHER

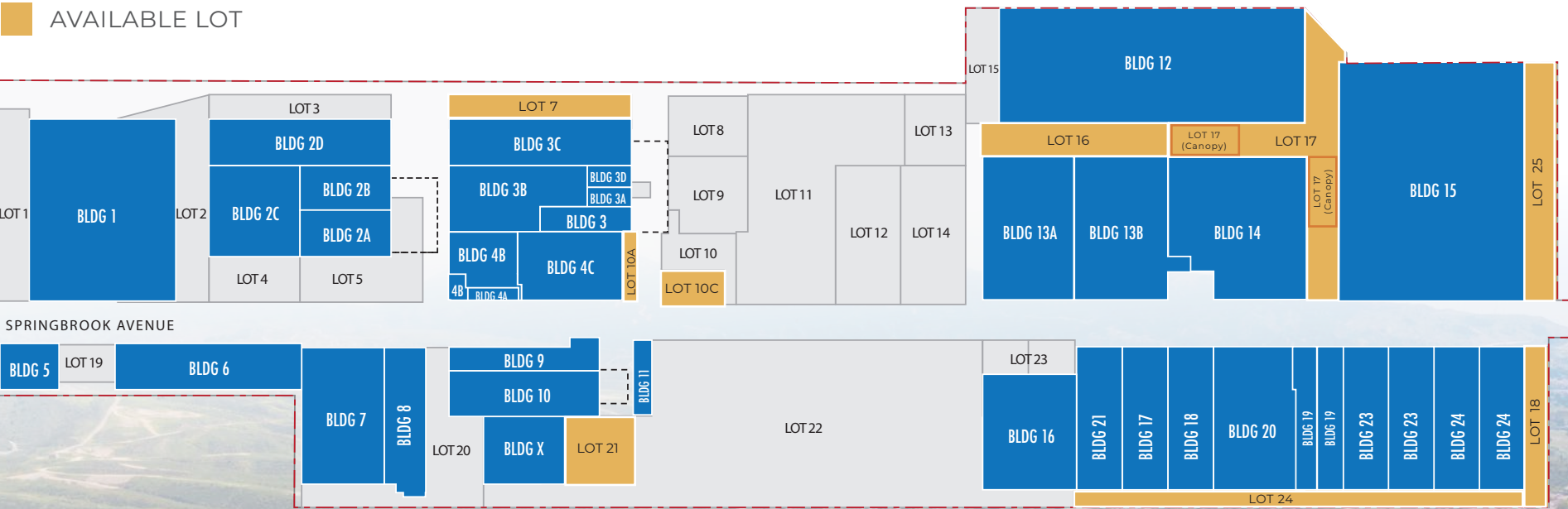


Yard Area Site Plan

Yard Availabilities

	SF	\$ PSF
YARD 7 – Vacant	11,200 SF	\$0.42 PSF Gross
YARD 10A - Vacant	4,320 SF	\$0.42 PSF Gross
YARD 10C – Vacant	6,300 SF	\$0.42 PSF Gross
YARD 16 – Vacant	11,100 SF	\$0.42 PSF Gross
YARD 16 (CANOPY) – Vacant	4,900 SF	\$0.50 PSF Gross

	SF	\$ PSF
YARD 17 – Vacant	32,138 SF	\$0.42 PSF Gross
YARD 17 (CANOPY) - Vacant	10,900 SF	\$0.50 PSF Gross
YARD 18 – Vacant	11,100 SF	\$0.42 PSF Gross
YARD 21 – Vacant	14,160 SF	\$0.42 PSF Gross
YARD 24 – Vacant	23,500 SF	\$0.42 PSF Gross
YARD 25 – Vacant	20,000 SF	\$0.42 PSF Gross



Availability Summary

SAUGUS STATION INDUSTRIAL CENTER

	BUILDING 4B	BUILDING 9	BUILDING 14	BUILDING 15	BUILDING 18	BUILDING 19A	BUILDING 19B	BUILDING 24
AVAILABLE SF:	12,635	10,520	54,994	133,216	20,000	9,537	10,000	39,927
TOTAL BUILDING SF:	63,300	11,320	136,000	133,216	20,000	19,537	19,537	39,927
YARD AREA SF:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OFFICE SPACE:	1,485	800	N/A	N/A	N/A	1,092	1,637	2,200
CLEAR HEIGHT:	16' to 23'	17' to 24'	20' to 37'	25' to 39'	20' to 37'	20' to 37'	20' to 37'	20' to 37'
SPRINKLERS:	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
PARKING:	In Common	In Common	In Common	In Common	In Common	In Common	In Common	In Common
GROUND LEVEL DOORS:	1	2	1	5	1	1	2	4
POWER:	100 Amps, 277/480 Volts	200 Amps, 110/220 Volts	TBD	TBD	200 Amps, 120/208 Volts	TBD	TBD	TBD

saugusstation
INDUSTRIAL CENTER

UPCOMING REMODEL AT SAUGUS STATION

EVERYONE LOVES A REMAKE

Saugus Station Industrial Center has historically mixed efficient design with the warmth of community, but now the main character gets a makeover. [Cut to montage] A thoughtfully composed remodel and renovation is in the works for the popular industrial park and we're giving you a behind the scenes look at what's in store.

***Renderings represent conceptual design for illustrative purposes only and subject to change. ***

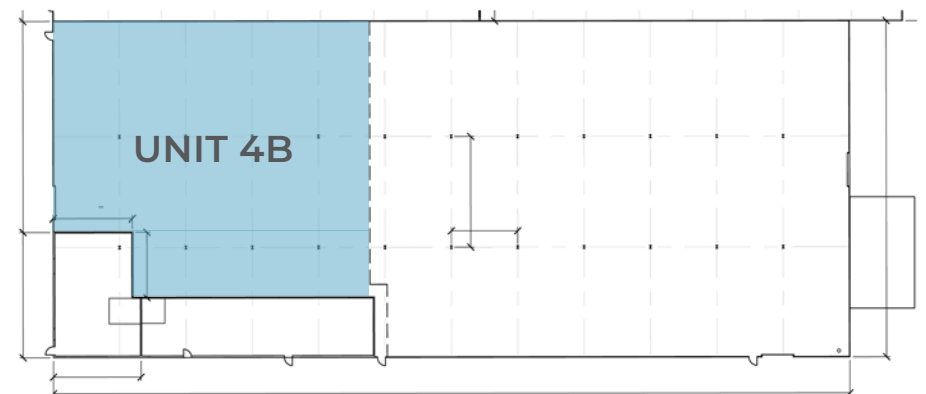




BUILDING 4B

25670 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

BUILDING SF	±12,635
OFFICE SF	1,485 SF
LOADING	1 ground level 16' x 23'
POWER	100A, 277/480V
CLEAR HEIGHT	16' to 23'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN



BUILDING 9

25671 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

BUILDING SF ±10,520

OFFICE SF 800 SF

LOADING 1 ground level 9' x 13';
1 ground level 12' x 15'

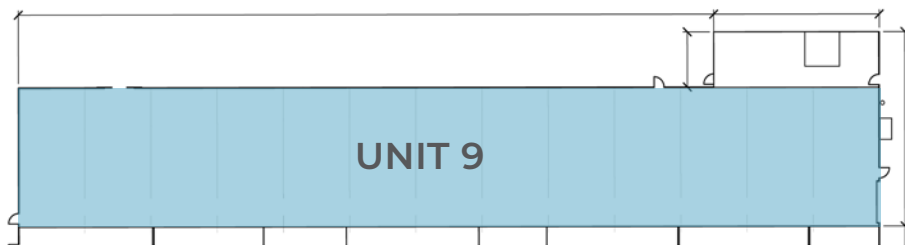
POWER 200A, 110/220V

CLEAR HGT 17' to 24'

FIRE SPRINKLERS Yes

PARKING In Common

LEASE RATE \$0.92 PSF NNN

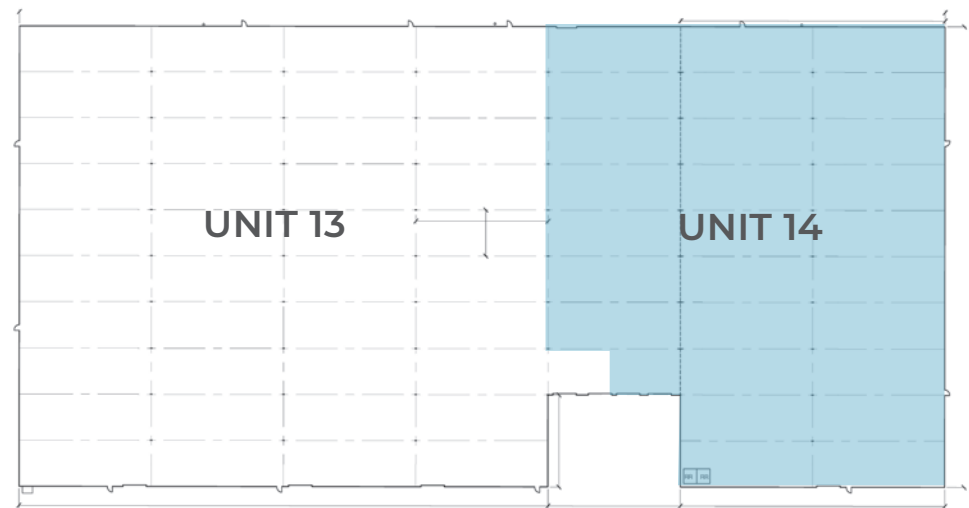




BUILDING 14

25572 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

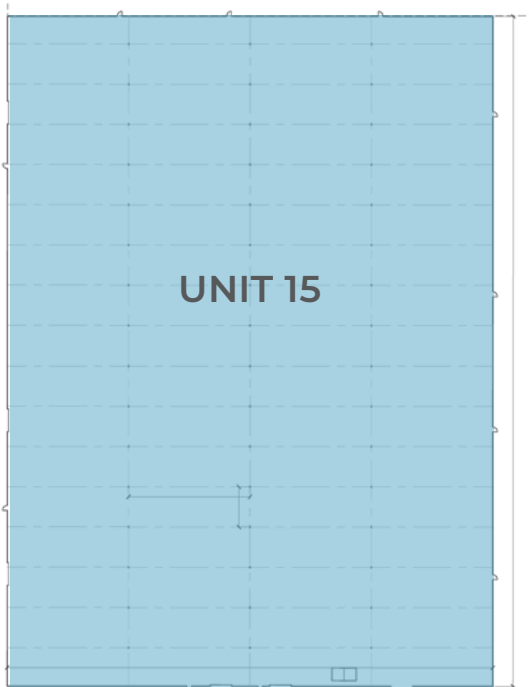
BUILDING SF	54,994
POSSESSION	4/1/2026
LOADING	1 ground level 14' x 15'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN



BUILDING 15

25530 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

BUILDING SF	133,216
LOADING	3 ground level 14' x 15'; 2 ground level 14' x 16'
DOCK HIGH	1 dock high 14' x 15'; 1 dock high 14' x 12'
POWER	TBD
CLEAR HGT	25' to 39'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN

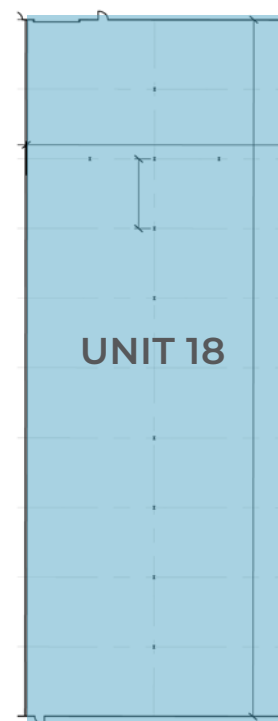




BUILDING 18

25579 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

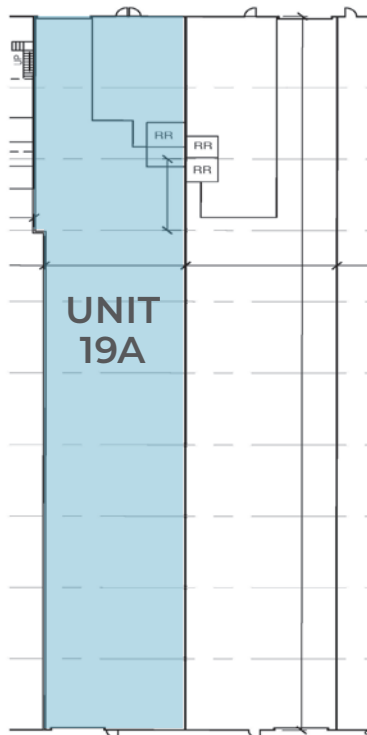
AVAILABLE SF	20,000
LOADING	1 ground level 14' x 15'
POWER	200A, 120/208V
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE:	\$0.92 PSF NNN



BUILDING 19

25561 SPRINGBROOK AVENUE - 19A
SANTA CLARITA, CA 91350

AVAILABLE SF	9,537
OFFICE SF	1,092
LOADING	1 ground level 13' x 14'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE:	\$0.92 PSF NNN

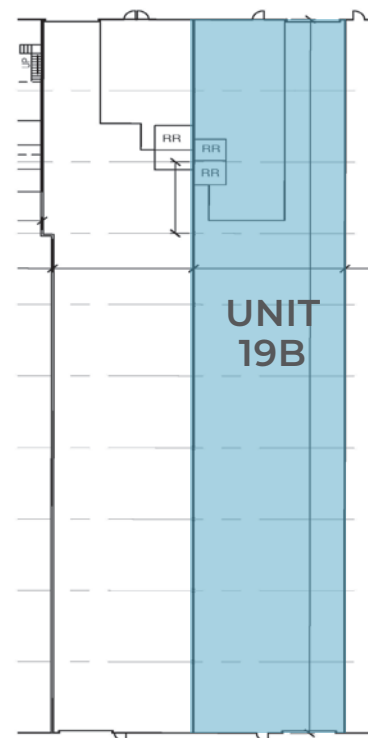




BUILDING 19

25561 SPRINGBROOK AVENUE - 19B
SANTA CLARITA, CA 91350

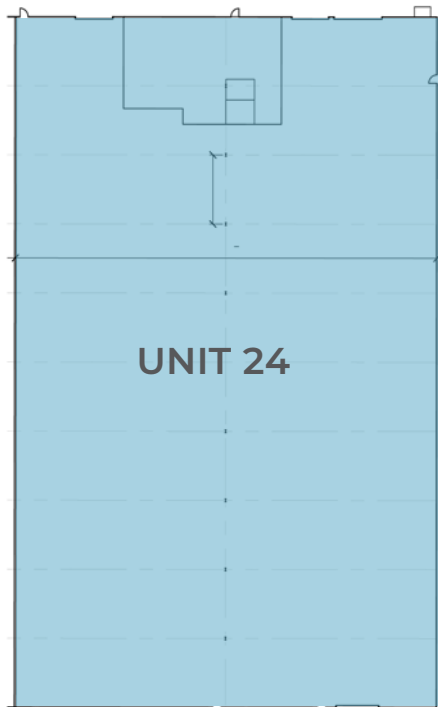
AVAILABLE SF	10,000
OFFICE SF	1,637
LOADING	1 ground level 13' x 14'; 1 ground level 14' x 16'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE:	\$0.92 PSF NNN



BUILDING 24

25531 SPRINGBROOK AVENUE - 24
SANTA CLARITA, CA 91350

AVAILABLE SF	39,927 SF
OFFICE SF	2,200 SF
LOADING	4 ground level - (2) 14' x 15' / (1) 18' x 15' / (1) 16' x 14'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE:	\$0.92 PSF NNN









Area Overview

PRIME AREA. PRIME TIME.

The City of Santa Clarita is a mix of small-town charm and big city sophistication. A favorite of industry types, not only is this area within the Thirty Mile Zone ("TMZ"), it is just minutes from Burbank, Studio City, Sherman Oaks, Downtown Los Angeles airports and 6 major highways. Strategically located, **The Center** allows you to connect with the most influential companies in Los Angeles and around the world at the speed of business.

The local scene is thriving. **The Center** is flanked by countless amenities, including diverse upscale dining and retail options at the Westfield Valencia Town Center- a 1.1 million square feet premier lifestyle destination. In addition, Old Town Newhall, locally known as Santa Clarita's arts and entertainment district, is booming with shopping, dining and entertainment.

Award-Winning Neighborhood

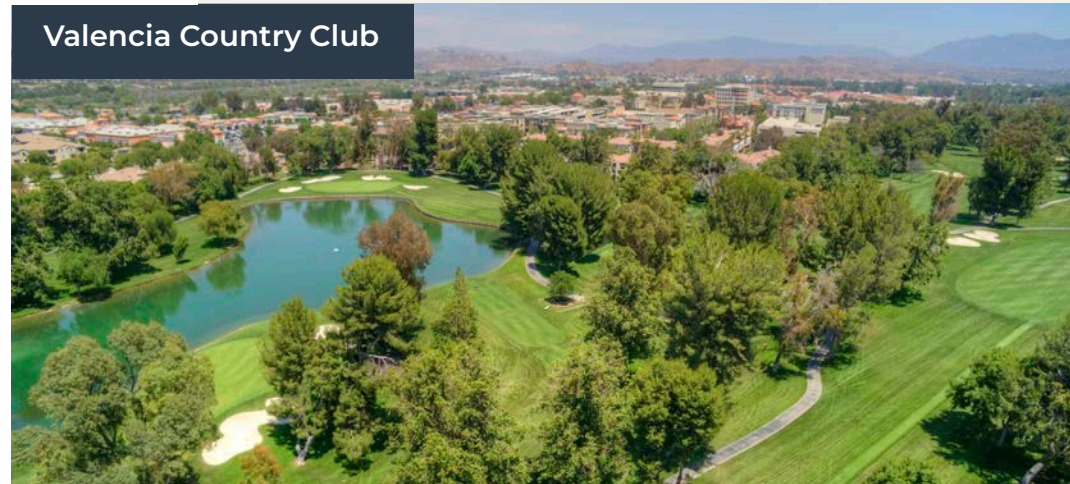
SANTA CLARITA IS THE
RECIPIENT OF NUMEROUS
AWARDS INCLUDING:

1. Most Business Friendly City (LAEDC)
2. One of the Safest Cities in US
(National Council for Home Safety
and Security)
3. City of the Future
(fDi Magazine)
4. Best Cities to Live in the US (24/7
Wall Street)

Valencia Town Center



Valencia Country Club



A map of the Santa Clarita area. The map shows a network of roads, including Interstate 5 (I-5) and State Route 14. A blue star marks the location of the Saugus Station Industrial Center. The text "Santa Clarita" is written in a large, dark blue font. The background of the map is a light green and white pattern representing land and water.

Santa Clarita

SAUGUS STATION
INDUSTRIAL CENTER

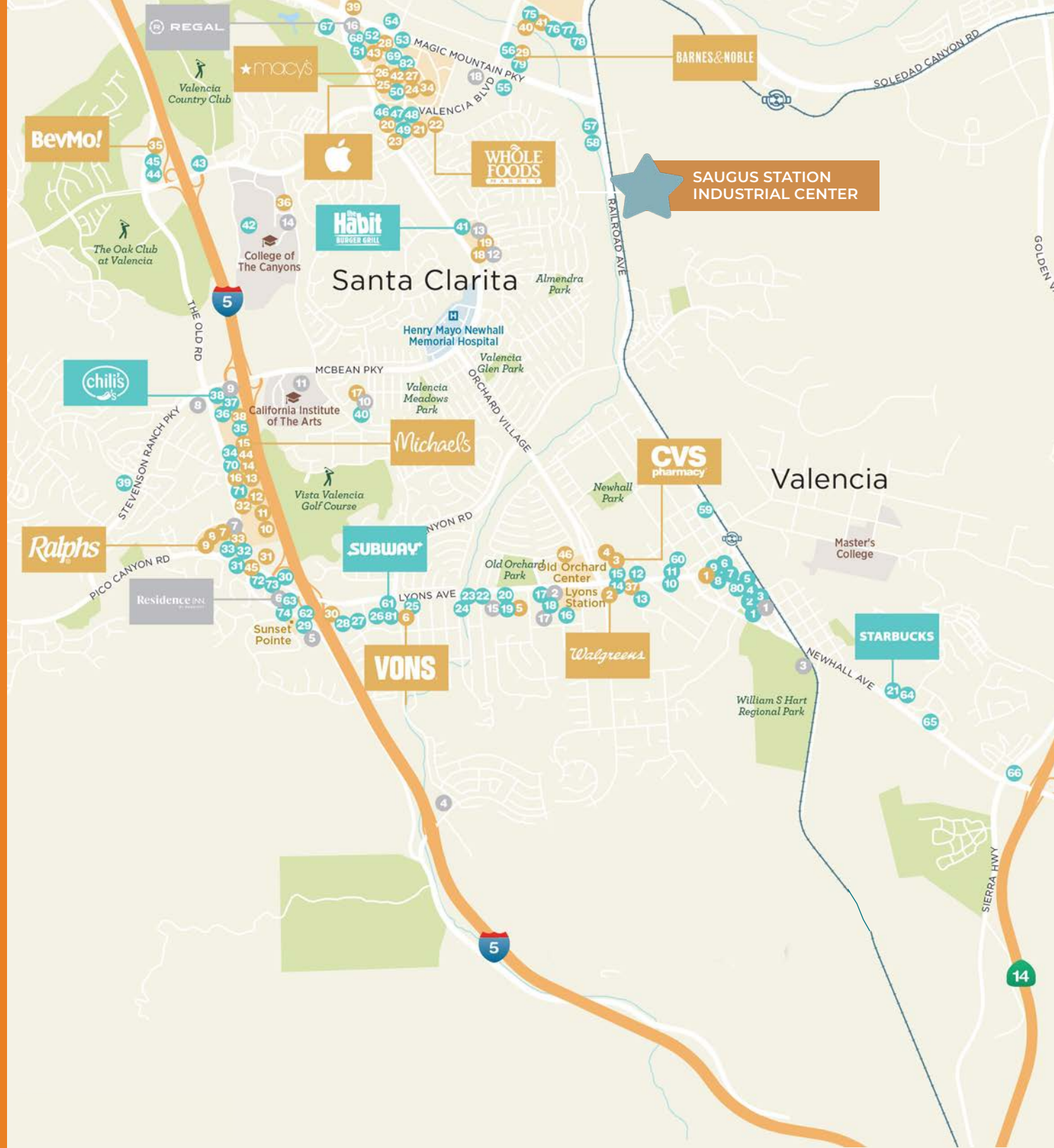
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LOCATED AT THE CORE OF A WELL-EDUCATED
WORKFORCE WITHIN THE ENTERTAINMENT
INDUSTRY'S **THIRTY MILE ZONE**



LOCATION IS
EVERYTHING AND
THIS LOCATION
HAS EVERYTHING.

SAUGUS STATION
INDUSTRIAL
CENTER IS CLOSE
TO PRIME RETAIL,
DINING OPTIONS
+ ENTERTAINMENT



EATERIES

- 1 Smokehouse on Main
- 2 The Old Town Junction
- 3 El Trocadero Steak House
- 4 Persia Lounge & Restaurant
- 5 Eighth & Rail
- 6 Maria's Italian-American Deli
- 7 El Pueblo Restaurant
- 8 Egg Plantation
- 9 Honu Coffee
- 10 Tacos Burritos El Pato
- 11 Jimmy Dean's
- 12 Noche Azul
- 13 Cathy's Delicatessen
- 14 Round Table Pizza
- 15 Sam's Flaming Grill
- 16 Eat Real Café
- 17 Light & Healthy Sushi Bar
- 18 Hidden Havana Cuban Cafe
- 19 Lily's Cafe
- 20 Coffee Kiosk
- 21 Starbucks
- 22 Grand Panda
- 23 Bricks
- 24 Doc's Inn
- 25 Don Cuco Mexican Restaurant
- 26 Rose & Crown British Restaurant
- 27 Vincenzo's Newhall Pizza
- 28 Genghis Khan Restaurant
- 29 Outback Steakhouse
- 30 IHOP
- 31 Coco's Bakery Restaurant
- 32 Spumoni Pizza Restaurant
- 33 Yamato Restaurant
- 34 New Kyoto Sushi
- 35 Claim Jumper Restaurant
- 36 Jamba Juice
- 37 Urbane Cafe
- 38 Chili's Grill & Bar
- 39 Stevenson Donuts & Bakery
- 40 JJ's Bar & Grill
- 41 The Habit Burger Grill
- 42 Subway
- 43 Baja Fresh
- 44 Magic Pizza SCV
- 45 Fatburger
- 46 Corner Bakery Cafe
- 47 Yogurtland
- 48 Islands Restaurant
- 49 Cafe Rio Mexican Grill
- 50 Lazy Dog Restaurant & Bar
- 51 BJ's Restaurant & Brewhouse
- 52 Buca di Beppo
- 53 Chick-fil-A
- 54 Mimi's Cafe
- 55 Toppers Pizza
- 56 Black Bear Diner
- 57 The Original Saugus Cafe
- 58 Siam Rice II
- 59 Honey Donuts
- 60 Dario's Mexican
- 61 Subway
- 62 In-N-Out Burger
- 63 Denny's
- 64 Panda Express
- 65 Tortas Ahogadas
- 66 Carl's Jr
- 67 Alchemy
- 68 Salt Creek Grille
- 69 The Cheesecake Factory
- 70 Jersey Mike's Subs
- 71 Wood Ranch BBQ & Grill
- 72 Jack in the Box
- 73 Taco Bell
- 74 Chuy's Stevenson Ranch
- 75 Karma
- 76 Mama's Table
- 77 Stonefire Grill
- 78 The Tea Garden Cafe
- 79 Firehouse Subs
- 80 Jazmin's Bakery
- 81 Tutti Frutti
- 82 Stone Oven Fire Grill

SHOPPING

- 1 Brave New World
- 2 Walgreens
- 3 CVS
- 4 ALDI
- 5 Smart & Final Extra!
- 6 Vons
- 7 Guitar Center
- 8 PetSmart
- 9 Ralphs
- 10 Walmart
- 11 Bed Bath & Beyond
- 12 Staples
- 13 Marshalls
- 14 Old Navy
- 15 Michaels
- 16 Casual Male XL
- 17 The Book Exchange
- 18 Down & Beyond Ski Wear Outlet
- 19 Nick Rail Music
- 20 Crossroads
- 21 Val Surf
- 22 Whole Foods Market
- 23 Kohl's Valencia
- 24 MAC Cosmetic
- 25 Apple
- 26 Macy's
- 27 JCPenney
- 28 Pottery Barn
- 29 Barnes & Noble
- 30 Cycle Gear
- 31 Camping World
- 32 Barbeques Galore
- 33 GNC
- 34 H&M
- 35 BevMo!
- 36 Santa Clarita Farmers' Market
- 37 Bloomies Florist
- 38 Sally Beauty
- 39 Target
- 40 CosmoProf
- 41 Incycle Bicycles
- 42 LOFT
- 43 Banana Republic
- 44 Cost Plus World Market
- 45 Goodwill
- 46 Vallarta Supermarkets

OTHER

- 1 Canyon Theatre Guild
- 2 Arcane Escape Rooms
- 3 William S Hart Museum
- 4 Santa Clarita Athletic Club
- 5 Hampton Inn
- 6 Residence Inn
- 7 LA Fitness
- 8 Chuck E. Cheese
- 9 Stevenson Ranch Library
- 10 Apollo's Barber Shop
- 11 California Institute of the Arts
- 12 Pinot's Palette
- 13 Orangetheory Fitness
- 14 SC Performing Arts Center
- 15 Valencia Lanes
- 16 Edwards Theater
- 17 Hot Yoga Haven
- 18 Valencia Public Library

The Center for the Entertainment Business

THE THIRTY MILE ZONE

There is a reason the Santa Clarita Valley is called Hollywood North. Innumerable TV shows, feature films and music videos are shot in this region and **The Center** is strategically situated in the center of it all and within the Thirty Mile Zone ("TMZ") - the coveted location for studios and entertainment support. In the American entertainment industry, the TMZ is the area marked roughly around a 30-mile (50 km) radius from the intersection of West Beverly Boulevard and North La Cienega Boulevard in Los Angeles, California. **The Center** is well within this zone which allows a production company to avoid additional travel requirements and expenses.

This area not only charms, it is imbued with the entertainment spirit and shows no signs of waning. Buoyed by its pro-business environment and its diverse, creative local talent force, the Santa Clarita Valley continues to reign as one of Hollywood's most sought after destinations. It currently boasts more than 61 working sound stages and 3,500 acres of movie ranches. A myriad of hit shows and films including *The Mentalist*, *NCIS*, *Shooter*, *CSI*, *Antartica*, *Westworld*, *Blunt Talk*, *Criminal Minds*, *Modern Family*, *Fresh Off the Boat*, *Melrose Place*, *Big Love*, *Sons of Anarchy*, *The Girl with the Dragon Tattoo*, *Ted 2*, *Furious 7*, *Whiplash* and *Pirates of the Caribbean II & III* - among others- have all called this area home.







Advantages of Doing Business in the City of Santa Clarita

YOUR NEXT SMART BUSINESS MOVE

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- Film and Television Production Credit
- Not Subject to ULA Transfer Tax

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

OUR TAXES / FEES		THEIR TAXES / FEES				
ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	THE CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee
	UTILITY USER TAX RATES					
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0	0	7.67%	7.00%	0
	Telephone	0	9.00%	8.28%	7.00%	7.00%
	Cellular	0	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%

A Corporate Community

YOU'RE IN GOOD COMPANY

The **Saugus Station Industrial Center** is home to industry leaders, placing you at the core of a prominent and growing business community. Major tenants include:

- CBS
- Triscenic Production Services
- Scenic Expressions
- Sony





AVCC
ANTELOPE VALLEY
COMMERCE CENTER

AVCC
ANTELOPE VALLEY
COMMERCE CENTER



A Covington Development Project, The Antelope Valley Commerce Center

Covington Group

Experienced Team. Nationwide Reach.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.





Saugus Station

INDUSTRIAL CENTER

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CBRE

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