

FOR LEASE

Lease Rate: \$1.35/SF NNN

26455 RUETHER AVE
Santa Clarita, CA 91350
93,228 SF Industrial Building



NAI Capital
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PROPERTY HIGHLIGHTS

26455 RUETHER AVE SANTA CLARITA CA 91350

Monthly Rent	\$125,858
Lease Rate/SF	\$1.35 NNN
Estimated Operating Expenses/SF	\$0.25
Building Size	93,228/divisible to 38,000
Clear Height	24'
DH Doors	6*
GL Doors	1
Power	1600A, 277/480V, 3PH, 4W
Parking Spaces	180
Sprinklered	Yes
Office SF	9,785
Finished Office Mezz SF	4,145
HVAC	100%
Restrooms	6
Zoning	BP
Possession	Now
To Show	Call Broker

* 1 DH Door glassed in

** Tenant to verify all power and building specs



LEASE RATE/SF
\$1.35



CLEAR HEIGHT
24'



FULL
HVAC



POWER
1600A, 277-480V,
3PH, 4W



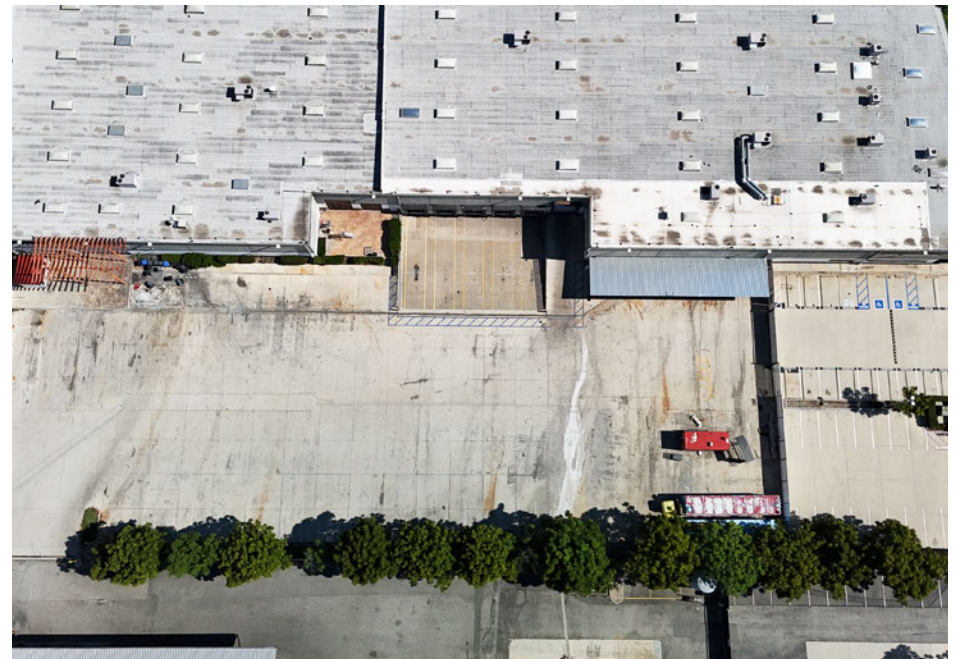
LOADING
ONE (1) 12'X12' GROUND LEVEL DOOR
SIX (6) 10'X10' DOCK HIGH DOORS



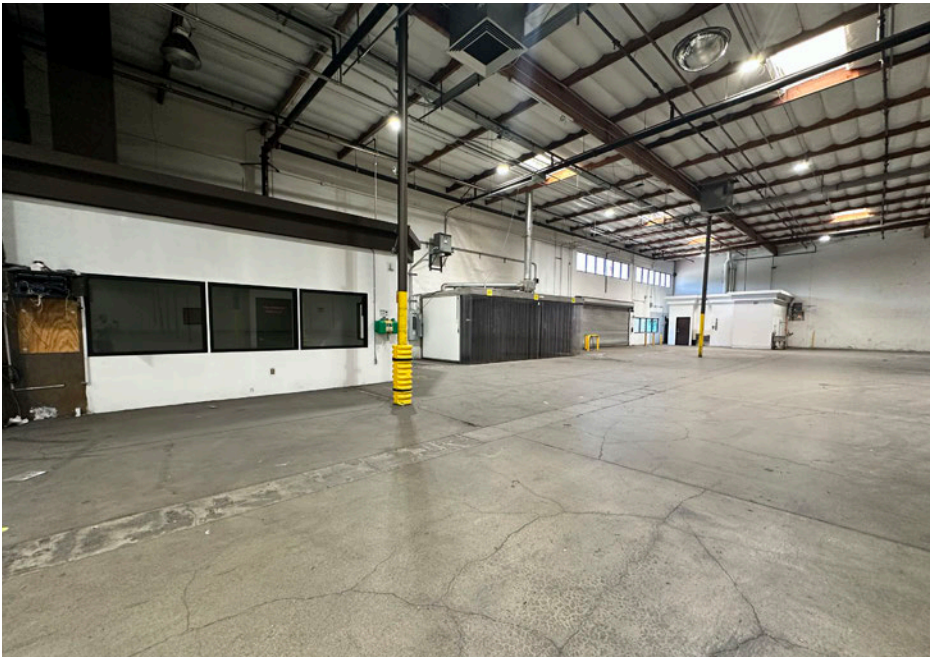
Photo colors are simulations and can vary depending upon the light, shadows and angle of the original photograph.



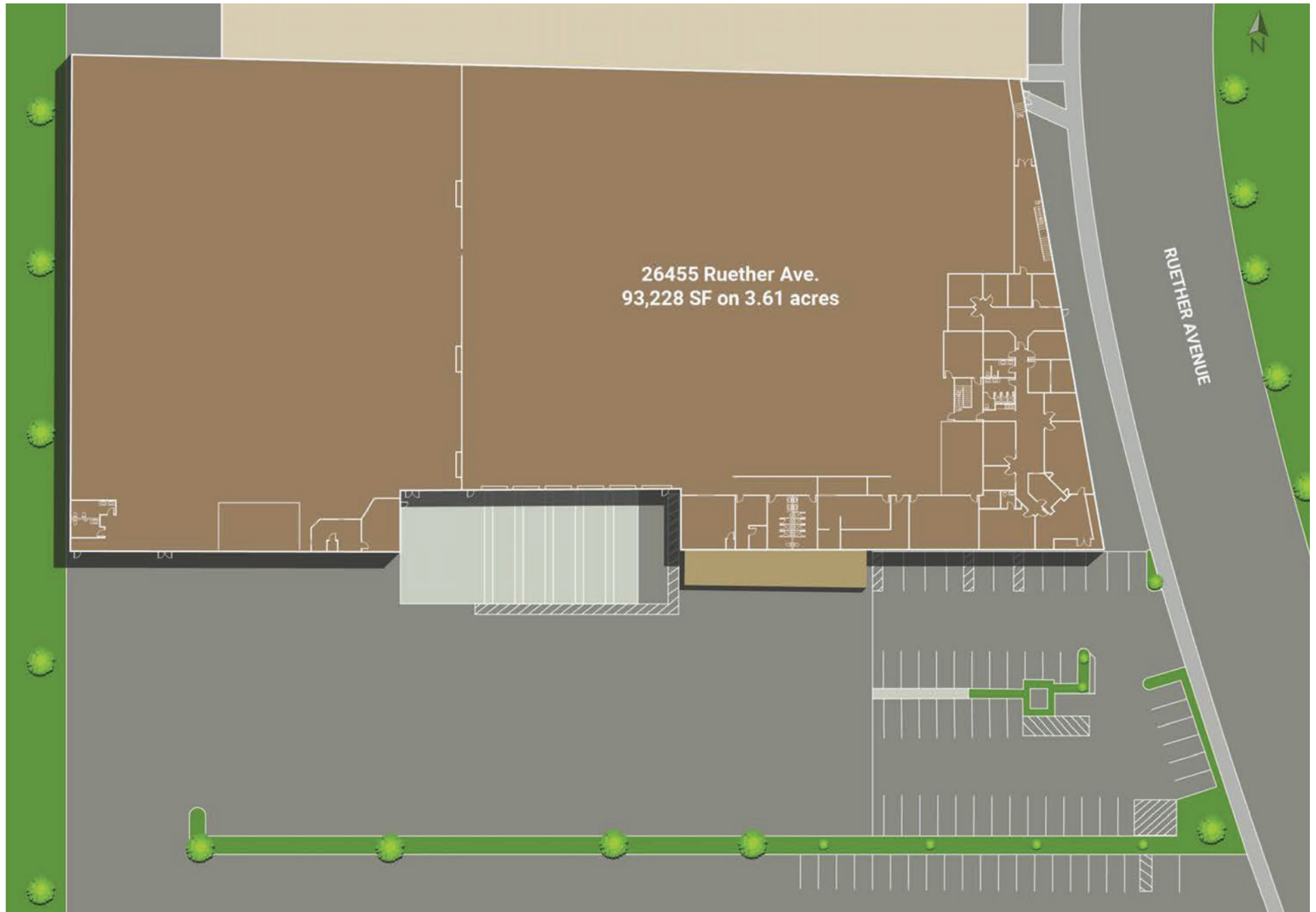
PROPERTY PHOTOS



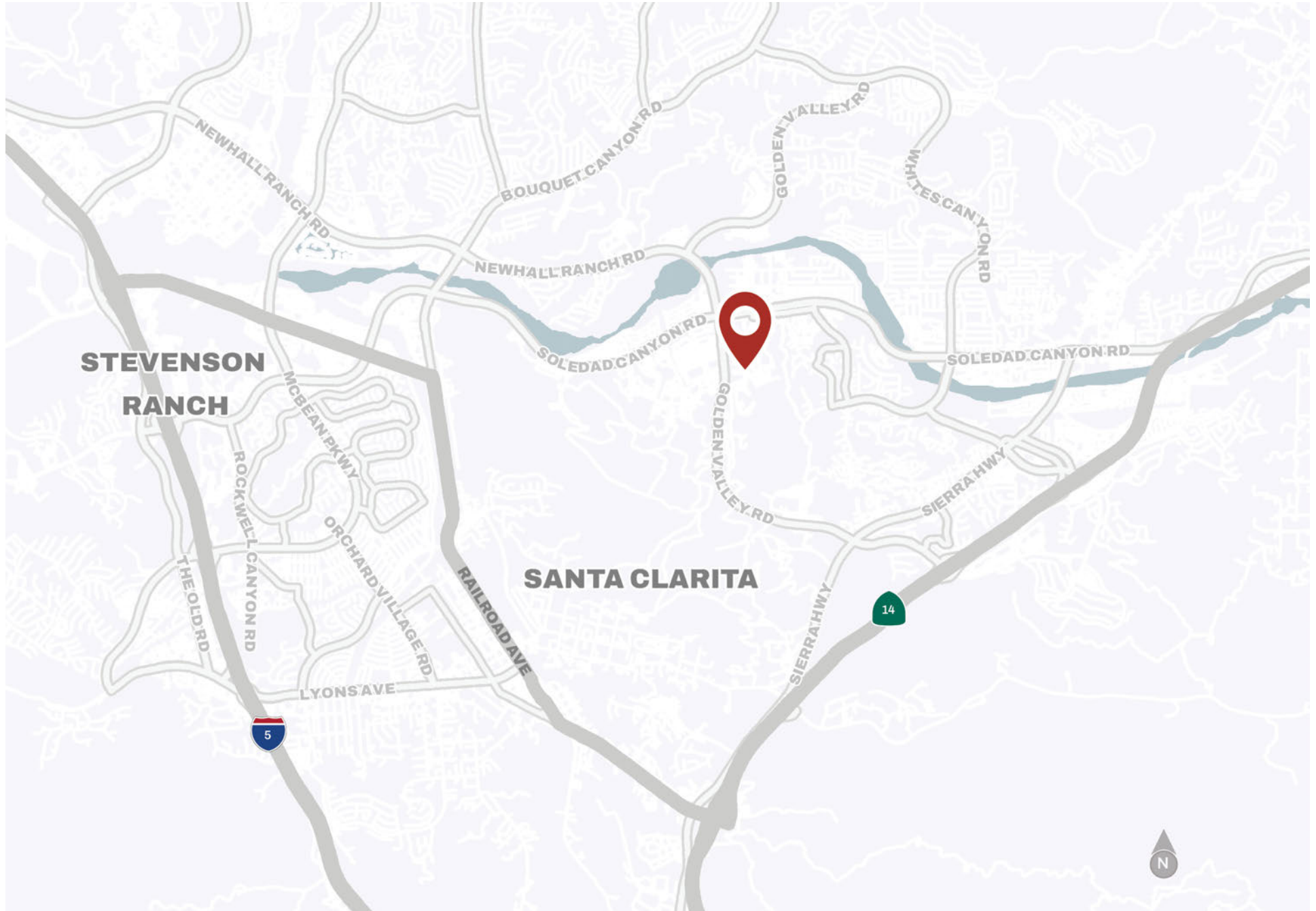
PROPERTY PHOTOS



SITE PLAN



LOCATION MAP



LOCATION MAP



AERIAL MAP



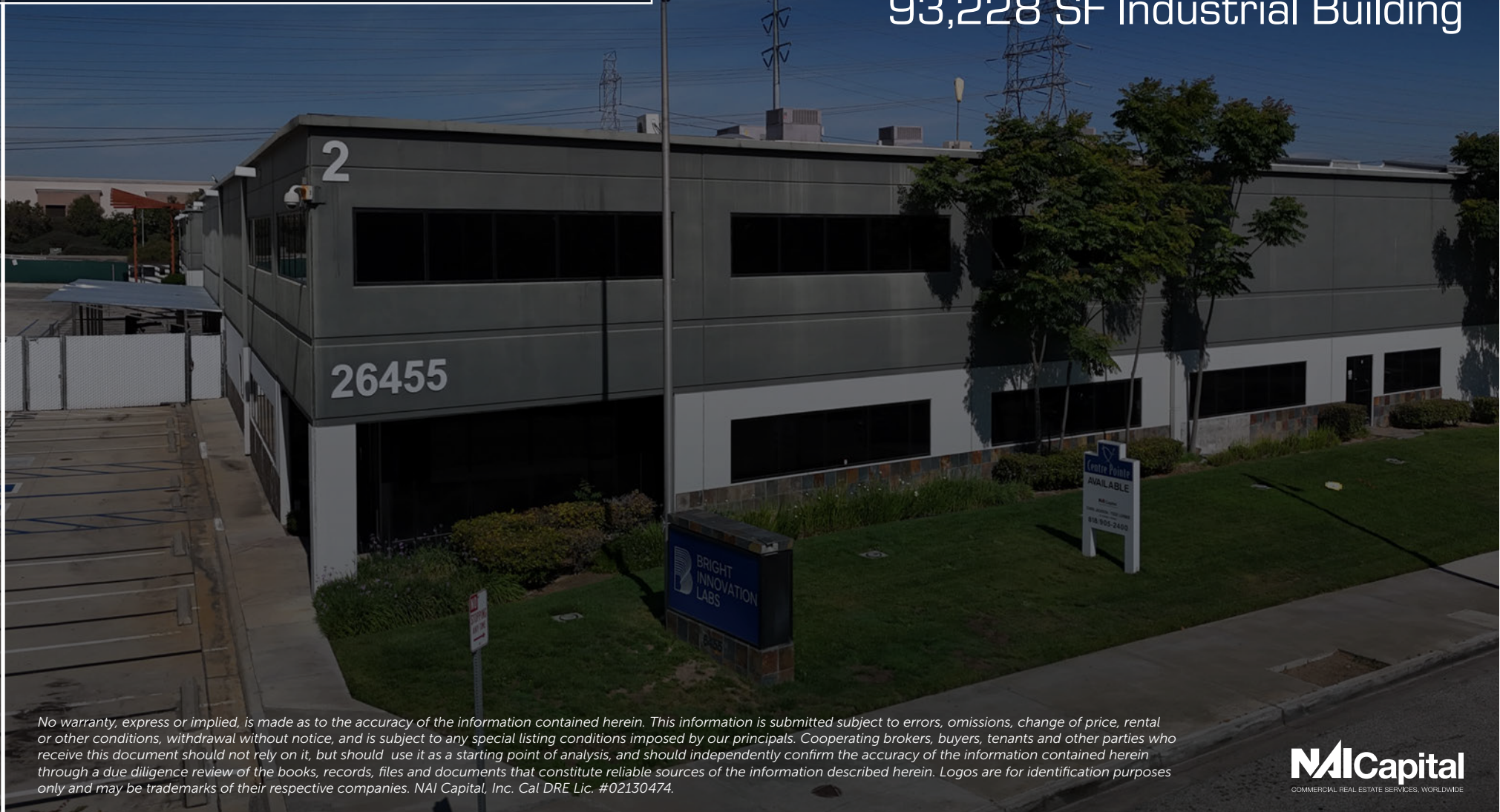
AERIAL MAP



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