

Industrial | For Sublease

SAUGUS STATION INDUSTRIAL CENTER

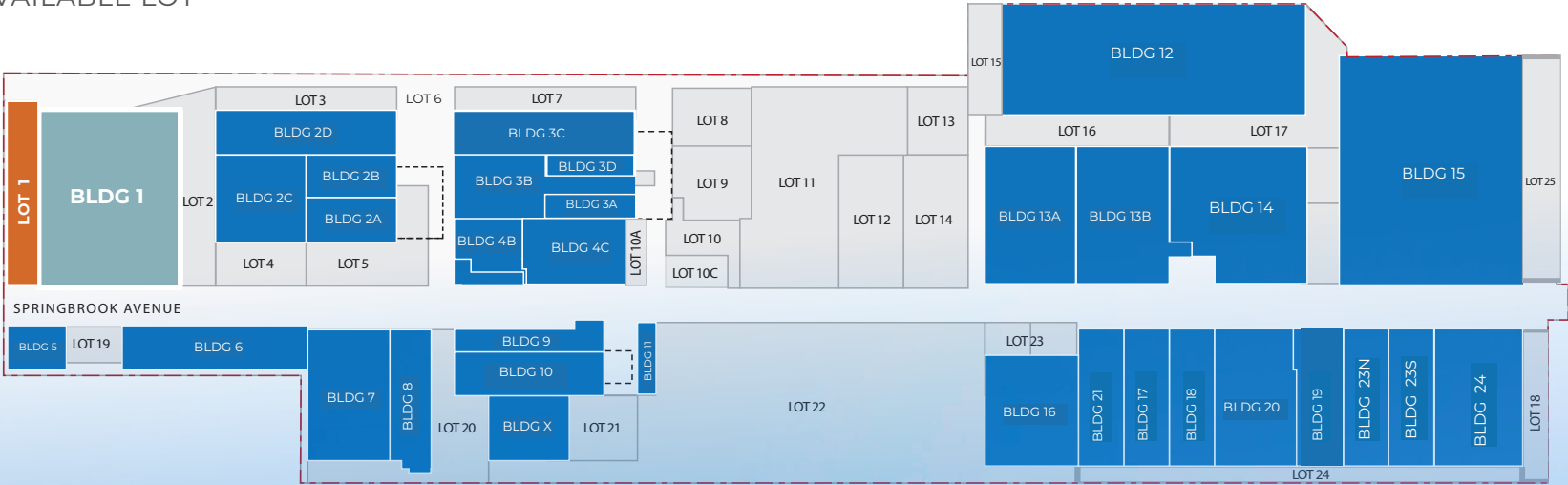


25750 SPRINGBROOK AVE, BUILDING 1 | SANTA CLARITA, CA

CBRE

Overall Site Plan

- AVAILABLE BUILDING
- AVAILABLE LOT



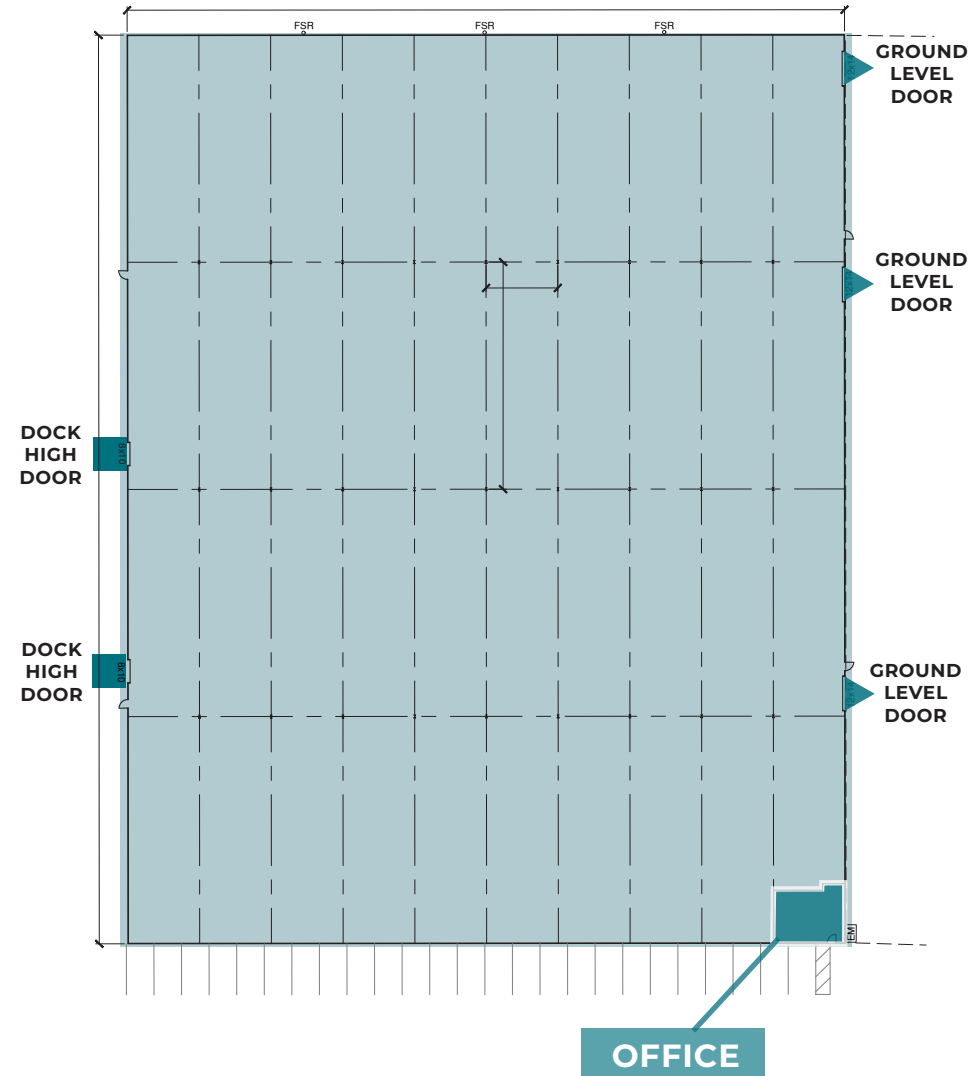
Property Information

- Pro-Business Climate, No Gross Receipts Tax or Utility User Taxes
- On-Site Security
- Dock-High and Ground-Level Loading Access
- Central Santa Clarita Location / Valencia Adjacent
- Highest Industrial Zoning in Santa Clarita
- Rapid Access to 6 Major Highways

25750 SPRINGBROOK AVE, BUILDING 1

AVAILABLE SF:	80,000 SF
ASKING RATE:	\$0.92/SF/MONTH NNN
OPERATING EXPENSES:	\$0.28/SF/MONTH
YARD AREA SF:	39,340 SF
YARD AREA ASKING RATE:	\$0.42/SF/MONTH GROSS
OFFICE SPACE:	485 SF
GROUND LEVEL DOORS:	3 (12' x 14')
DOCK HIGH DOORS:	2 (8' x 10')
CLEAR HEIGHT:	22' to 36'
SPRINKLERS:	Yes
PARKING:	In Common
POWER	600 AMPS 277/480 VOLTS

Floor Plan



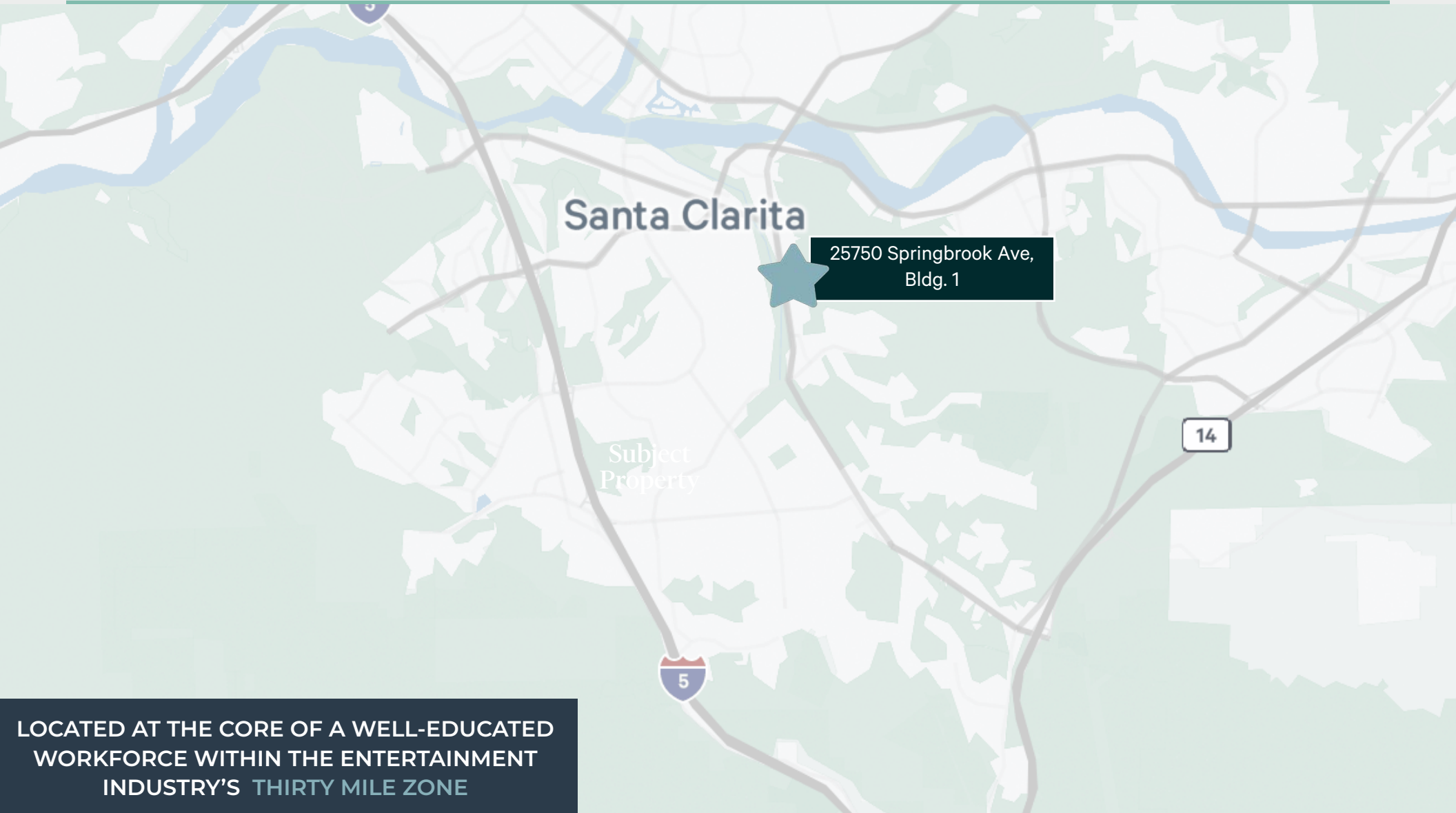
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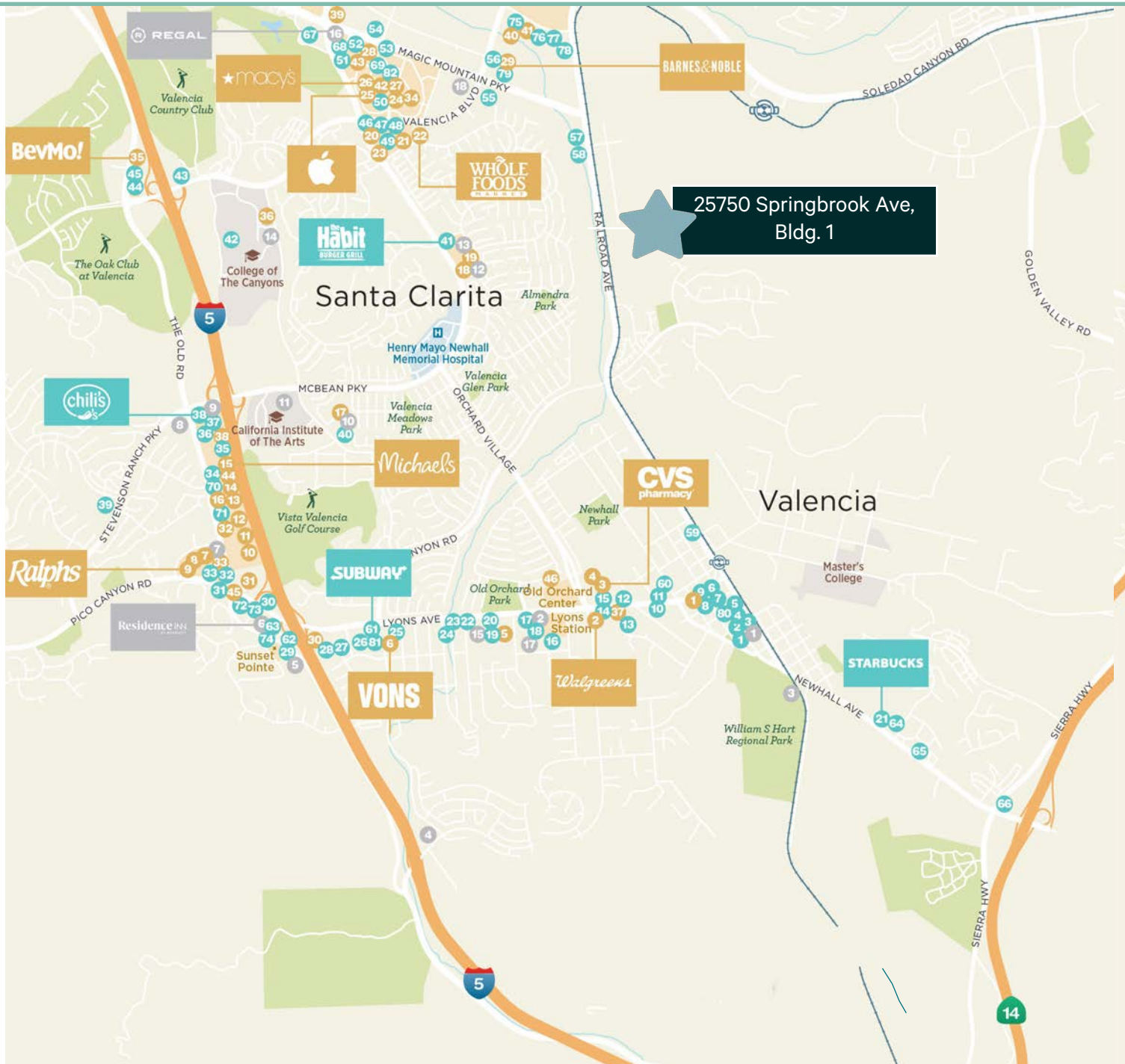
LOCATED AT THE CORE OF A WELL-EDUCATED
WORKFORCE WITHIN THE ENTERTAINMENT
INDUSTRY'S **THIRTY MILE ZONE**

The Area

For Sublease

SAUGUS STATION INDUSTRIAL CENTER

Amenity Map



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 Hono 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 Cafe
- 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 Cucu 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
- 67Alchemy
- 68 Salt Creek Grill
- 69 The Cheesecake Factory
- 70 Jersey Mike's Subs
- 71 Wood Ranch BBQ & Grill
- 72 Jack in the Box
- 73 Taco Bell
- 74 Chu'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 | 24 | MAC Cosmetic |
| 2 | Walgreens | 25 | Apple |
| 3 | CVS | 26 | Macy's |
| 4 | ALDI | 27 | JCPenney |
| 5 | Smart & Final Extra! | 28 | Pottery Barn |
| 6 | Vons | 29 | Barnes & Noble |
| 7 | Guitar Center | 30 | Cycle Gear |
| 8 | PetSmart | 31 | Camping World |
| 9 | Ralphs | 32 | Barbeques Galore |
| 10 | Walmart | 33 | GNC |
| 11 | Bed Bath & Beyond | 34 | H&M |
| 12 | Staples | 35 | BevMo! |
| 13 | Marshalls | 36 | Santa Clarita Farmers' Market |
| 14 | Old Navy | 37 | Bloomies Florist |
| 15 | Michaels | 38 | Sally Beauty |
| 16 | Casual Male XL | 39 | Target |
| 17 | The Book Exchange | 40 | CosmoProf |
| 18 | Down & Beyond Ski Wear Outlet | 41 | Incycle Bicycles |
| 19 | Nick Rail Music | 42 | LOFT |
| 20 | Crossroads | 43 | Banana Republic |
| 21 | Val Surf | 44 | Cost Plus World Market |
| 22 | Whole Foods Market | 45 | Goodwill |
| 23 | Kohl's Valencia | 46 | Vallarta Supermarkets |

● OTHER

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

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BUILDING 1,
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