

Industrial | For Sublease

SAUGUS STATION INDUSTRIAL CENTER



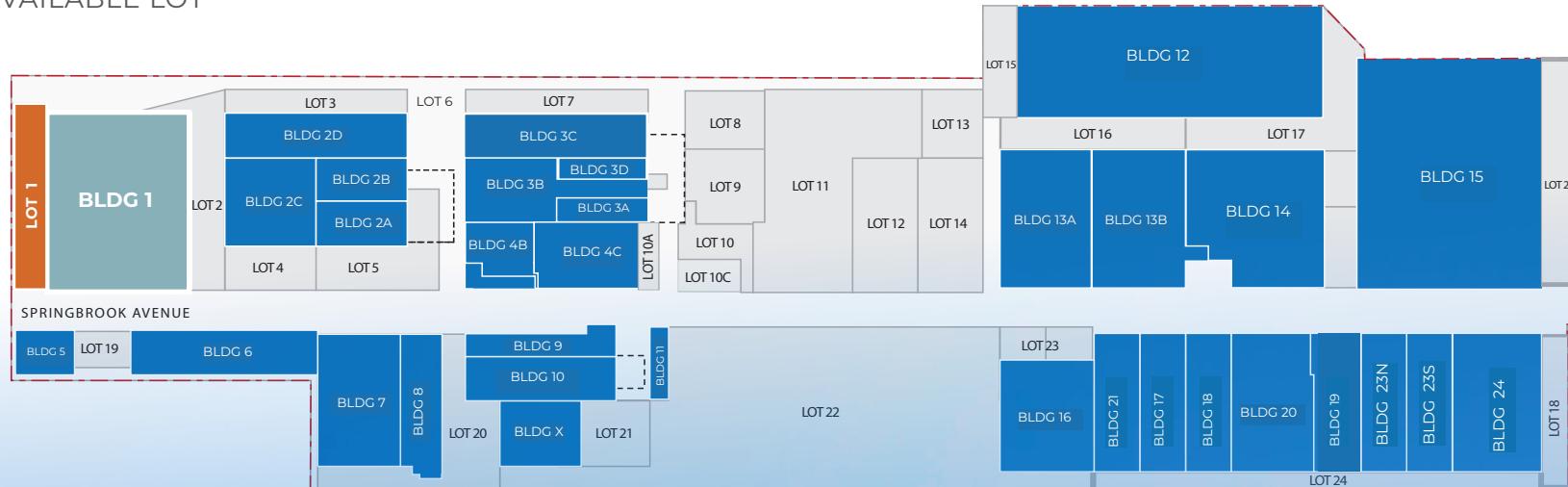
25750 SPRINGBROOK AVE, BUILDING 1 | SANTA CLARITA, CA

CBRE

Overall Site Plan

AVAILABLE BUILDING

AVAILABLE LOT



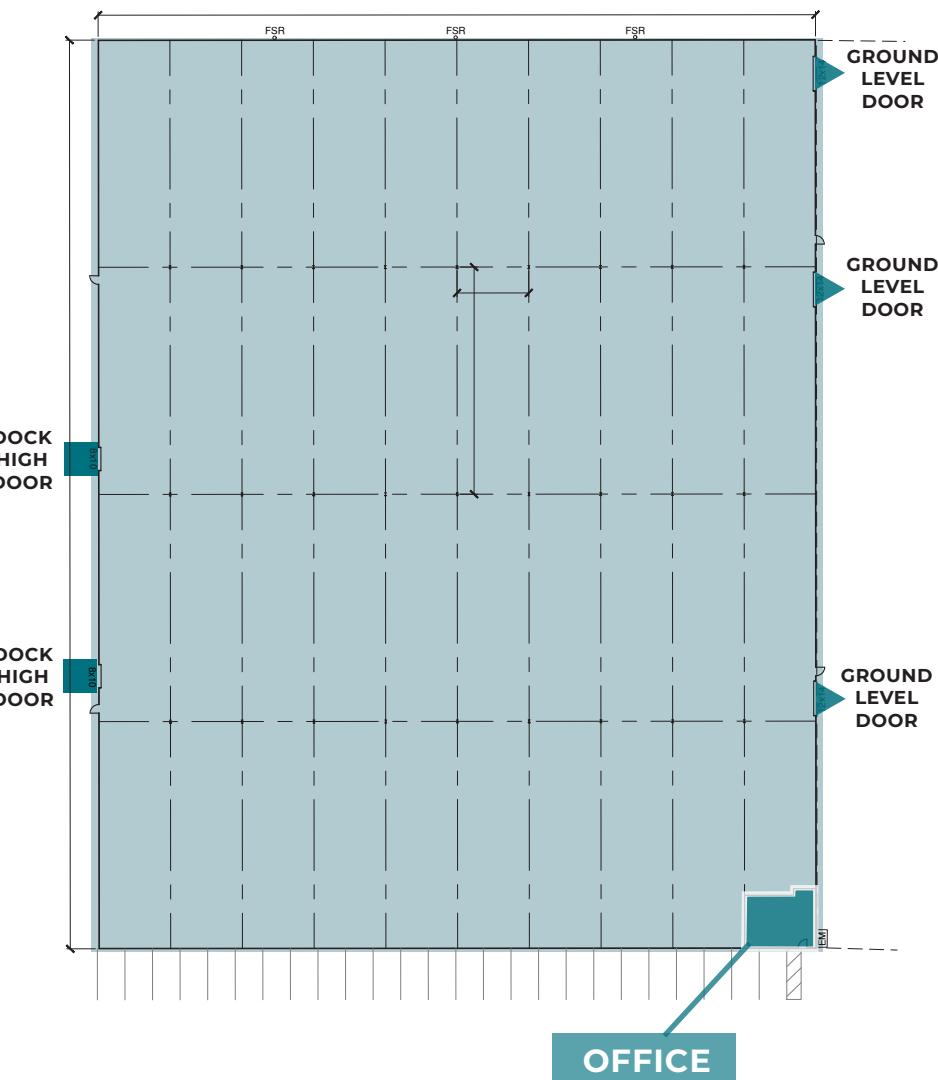
Property Information

- 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

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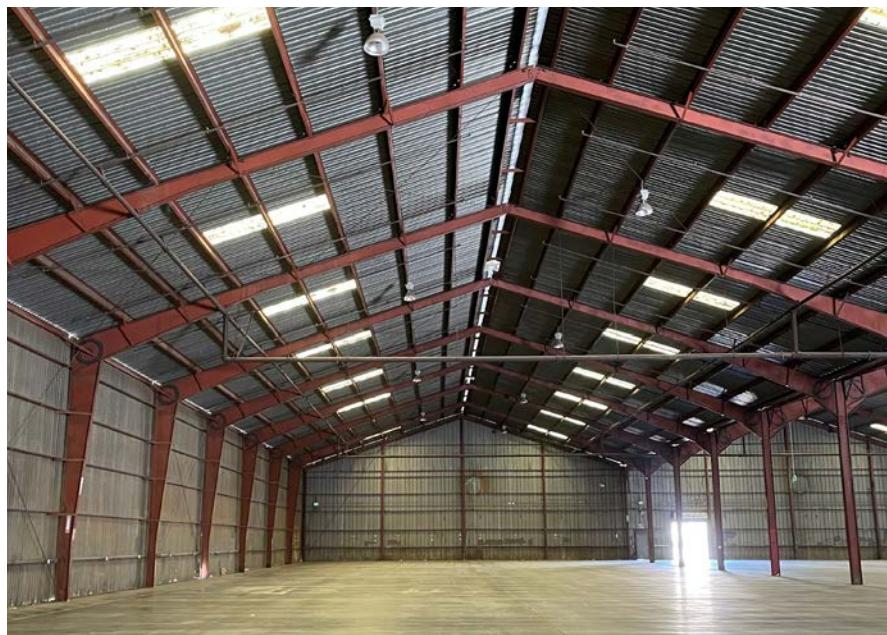
AVAILABLE SF:	80,000 SF
ASKING RATE:	\$0.92/SF/MONTH NNN
OPERATING EXPENSES:	\$0.28/SF/MONTH
YARD AREA SF:	39,340 SF
YARD AREA ASKING RATE:	\$0.42/SF/MONTH GROSS
OFFICE SPACE:	485 SF
GROUND LEVEL DOORS:	3 (12' x 14')
DOCK HIGH DOORS:	2 (8' x 10')
CLEAR HEIGHT:	22' to 36'
SPRINKLERS:	Yes
PARKING:	In Common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

Floor Plan



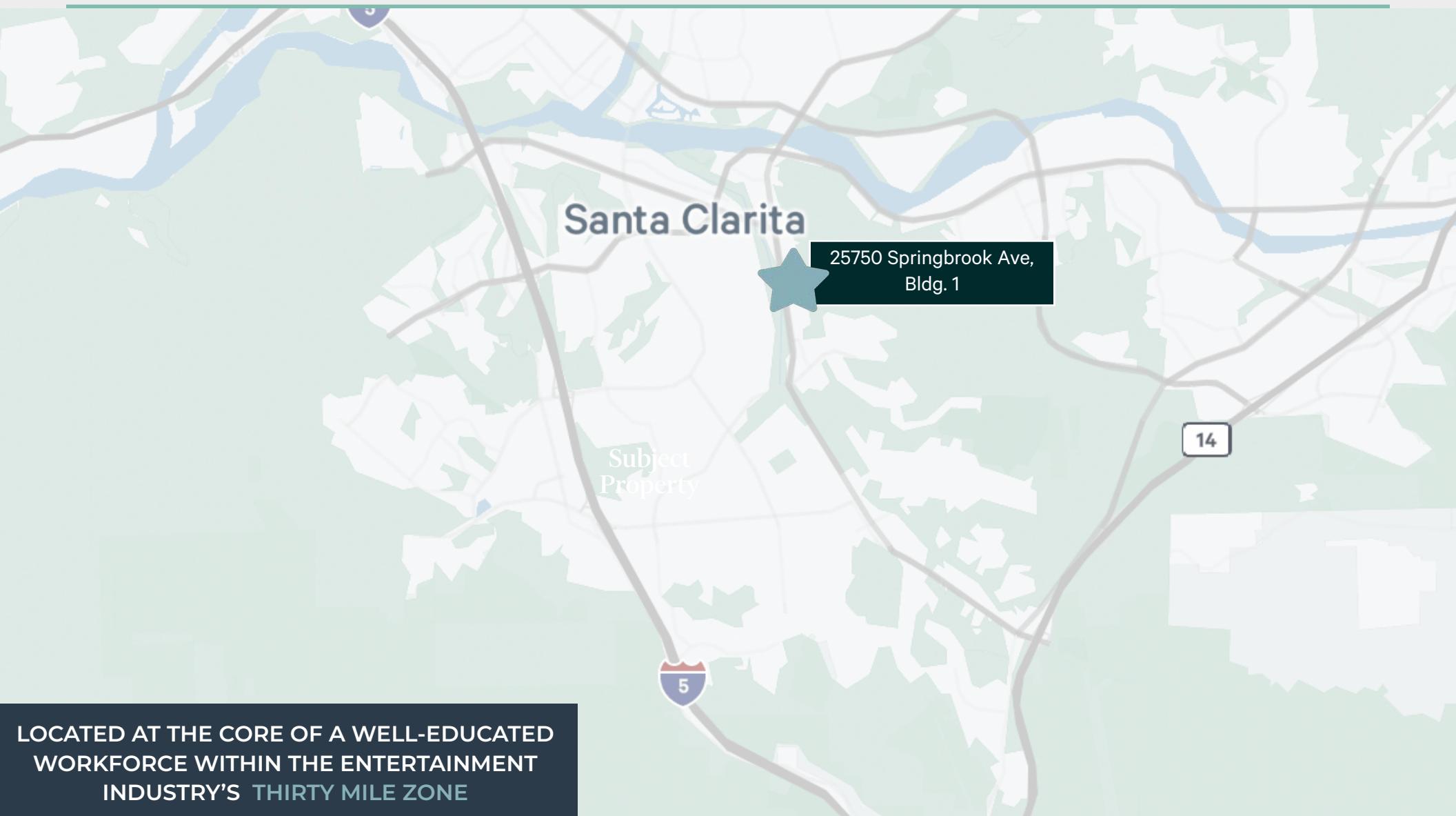
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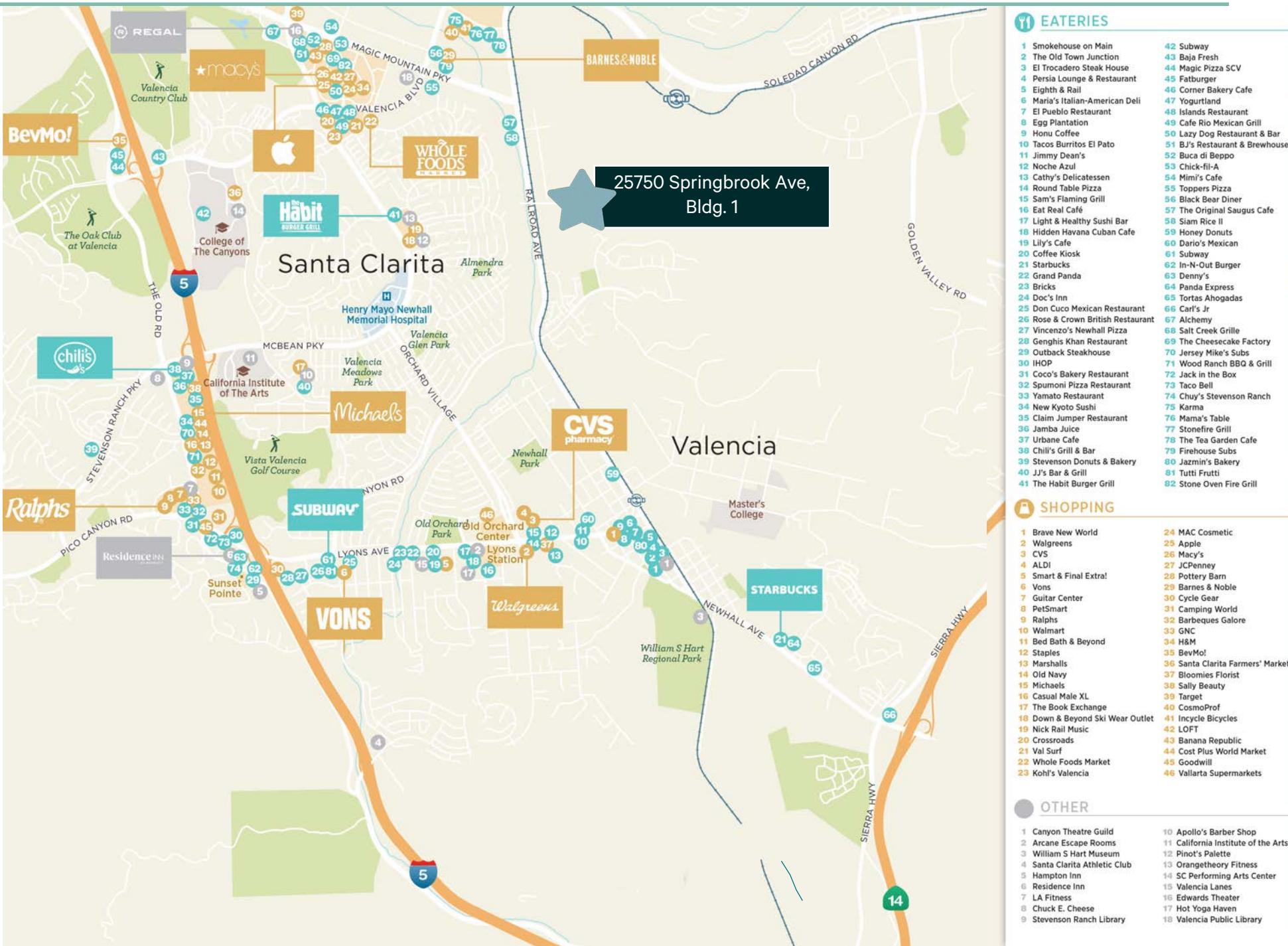


The Area

Amenity Map

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