

FOR LEASE | HIGH-IMAGE INDUSTRIAL FLEX BUILDING
26382 Ruether Avenue, Santa Clarita, CA 91350

+/- 2,994 Sq. Ft. (Approximately 50% Office) | \$1.55/SF/MO + CAOE

**LEASING
CONTACTS:**



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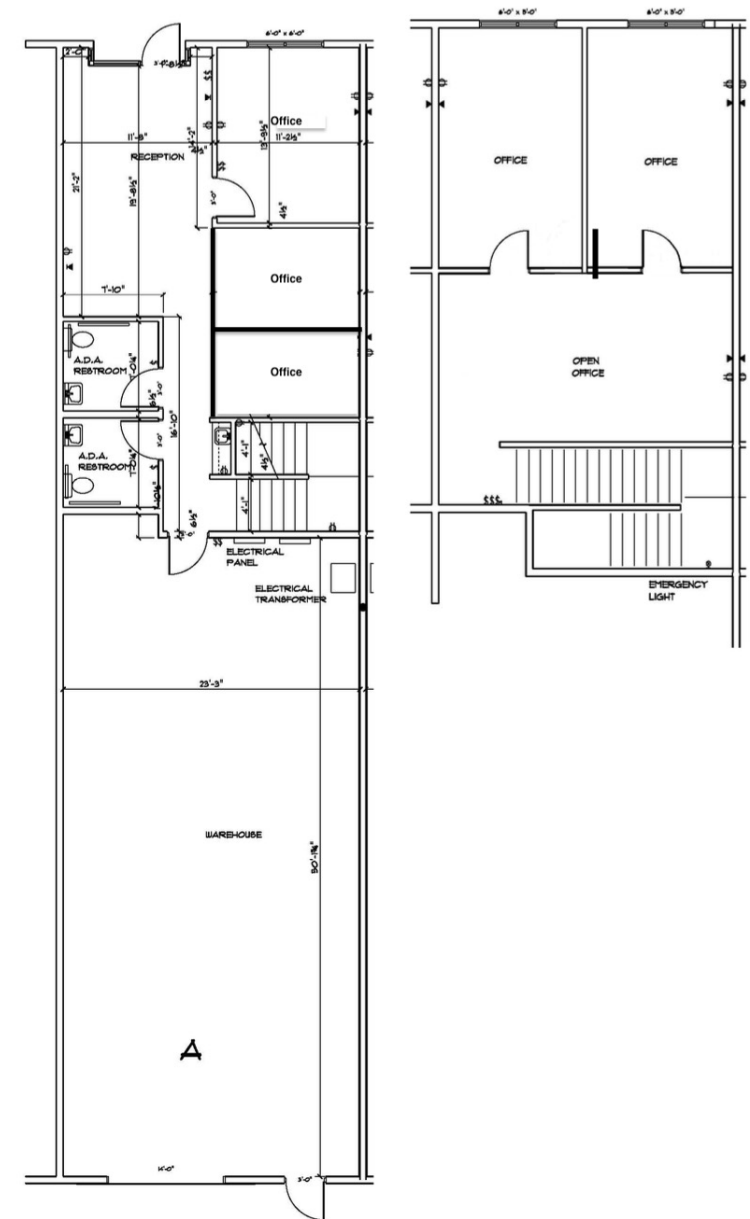


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OVERVIEW & FLOOR PLAN

- **Asking Rate:** \$1.55/SF/MO + CAO
- **Lease Term:** 3-5 Years (Negotiable)
- **Size:** +/- 2,994 Sq. Ft.
- **Offices:** Approximately 50% Office Buildout
- **Clear Height:** 23 Ft. (Approx.)
- **Power:** 200 Amps, 277/480 Volt, 3 Phase, 4 Wire
- **Parking:** 7 Stalls
- **Ground Level Doors:** 1 / 12'X14'
- **Office Air/Heat:** Yes / Yes
- **CAOE:** Covers common area electrical charges, water, landscape & parking maintenance, HVAC, roof, & fire sprinkler maintenance, trash & reserves
- **Floor Plan:** Newly renovated end unit with functional layout: 5 private offices, 2 private restrooms, Reception Area, Open Bullpen, Kitchenette, and Warehouse.



INTERIOR PHOTOS



EXTERIOR PHOTOS



**TREK BIKE PARK OF
SANTA CLARITA**

**SANTA CLARITA
SPORTS COMPLEX &
AQUATICS CENTER**

**SANTA CLARITA
SKATE PARK**

LA FITNESS

**SAM'S CLUB &
WALMART
SUPERCENTER**

**CENTRE POINT
MARKETPLACE:**
DICK'S SPORTING GOODS,
ASHLEY HOMESTORE, STARBUCKS,
RATTLER'S BAR B QUE, JERSEY MIKE'S,
PANDA EXPRESS, BANK OF AMERICA

RUETHER AVENUE

CENTRE POINTE PKWY

GOLDEN VALLEY RD