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

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

LEASING  
CONTACTS:



**Dean Cox**

Senior Vice President | CA DRE Lic. #01331788  
Office: 661.295.9300  
Cell: 661.644.6120  
[dean@crissmancommercial.com](mailto:dean@crissmancommercial.com)

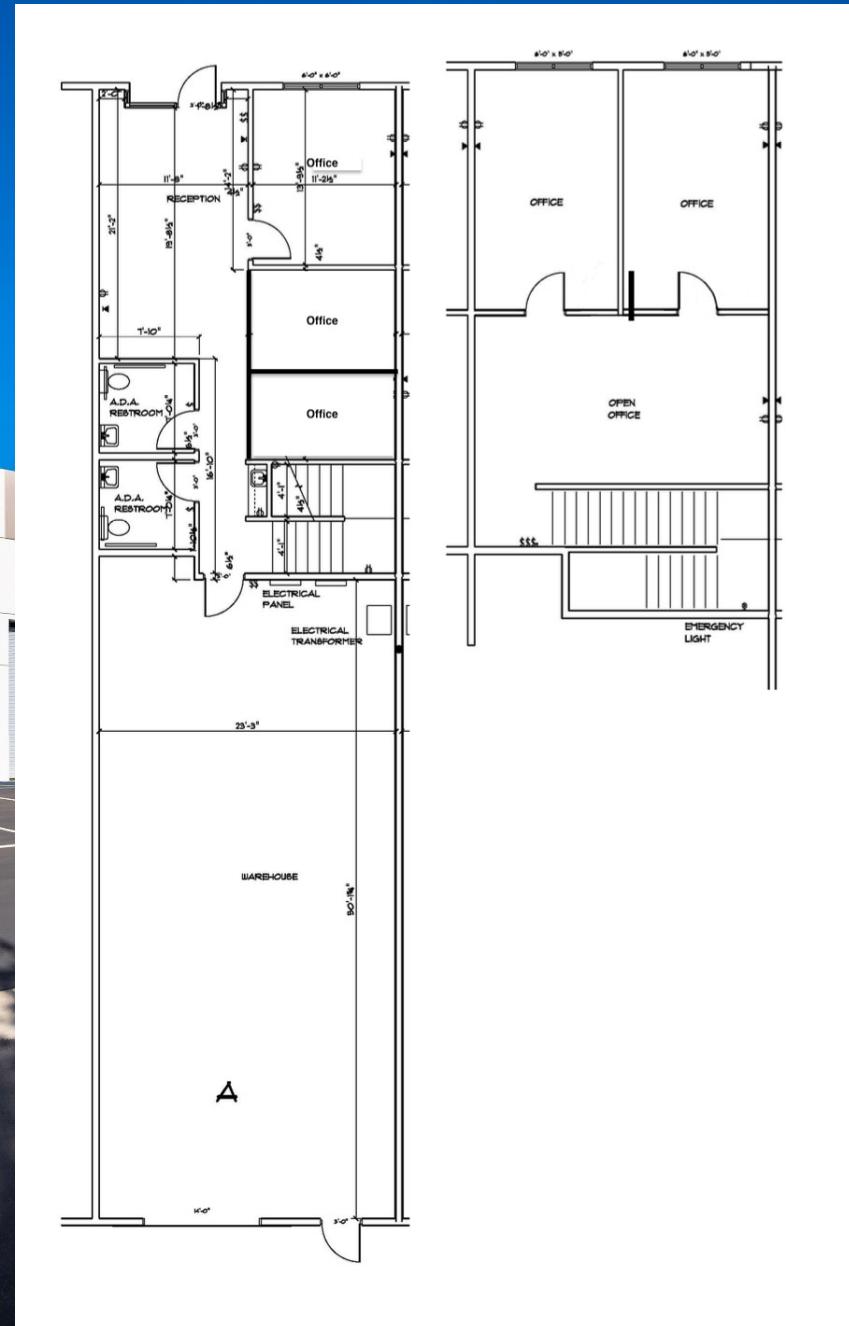
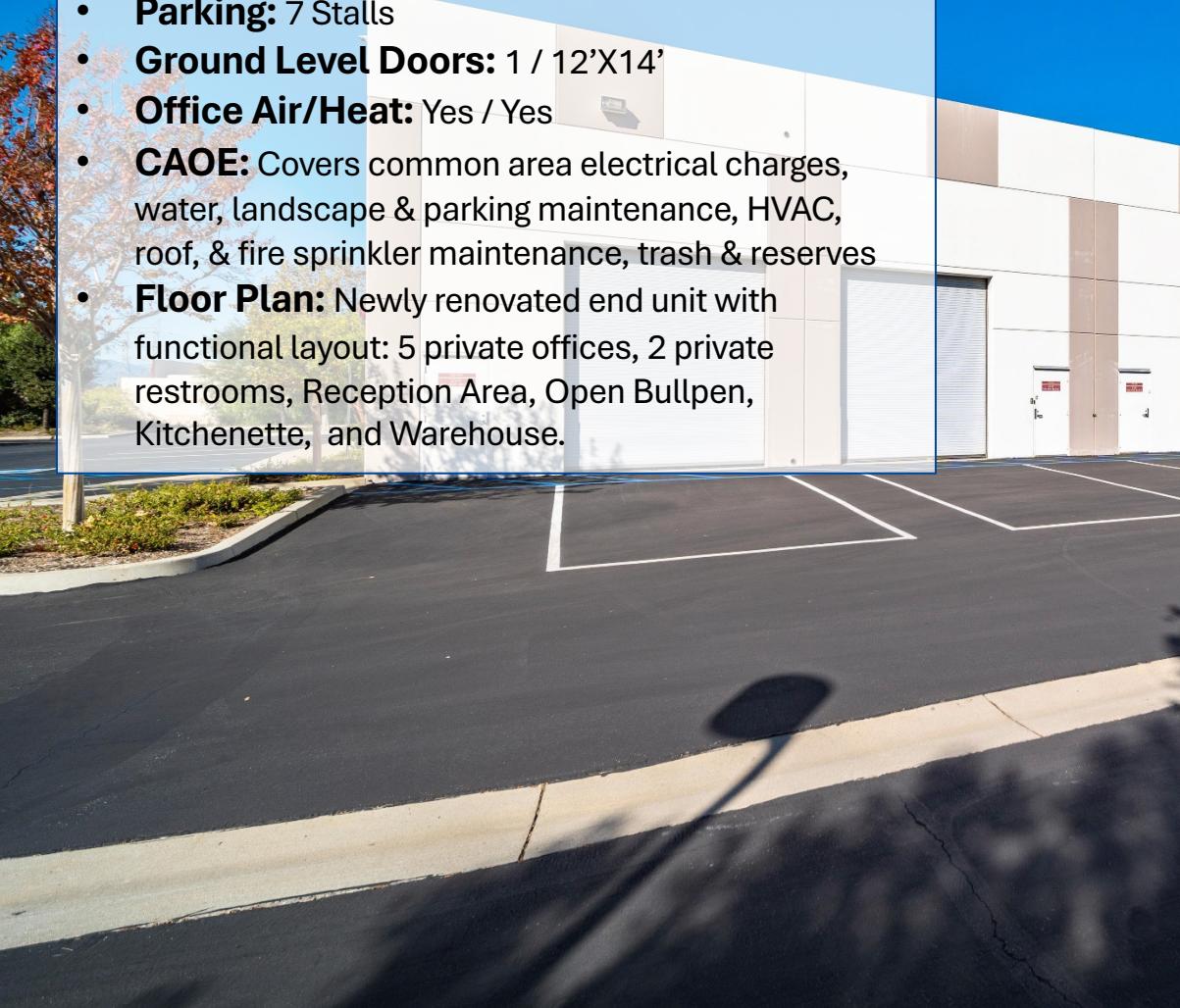


**Aaron Avila**

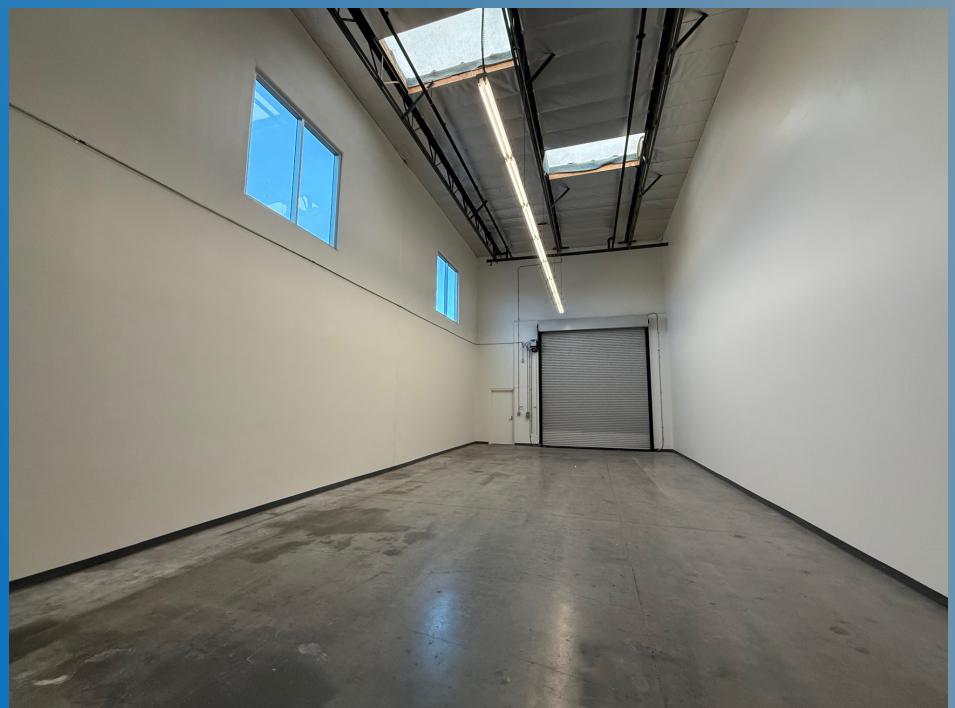
Senior Vice President | CA DRE Lic. #02037778  
Office: 661.295.9300  
Cell: 661.993.9873  
[aaron@crissmancommercial.com](mailto:aaron@crissmancommercial.com)

# OVERVIEW & FLOOR PLAN

- **Asking Rate:** \$1.55/SF/MO + CAOE
- **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



