



FOR LEASE

Lease Rate: \$1.45/SF NNN

20758 CENTRE POINTE PARKWAY
Santa Clarita, CA 91350
27,354 SF DISTRIBUTION BUILDING

EXCLUSIVELY LISTED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS

20758 CENTRE POINTE PARKWAY, SANTA CLARITA, CA 91350

Building Size:	27,354 SF
Monthly Rent:	\$39,663.30
Lease Rate /SF:	\$1.45 NNN
Operating Expenses:	\$6,838.50
Operating Expenses /SF:	\$0.25
Clear Height:	24'
Dock High Doors:	Two (2) 8.5' x 10'
Ground Level Doors:	One (1) 12'x14'
Power:	400 Amps (Expandable to 1200); 277-480 Volts; 3 Phase
Parking Spaces:	57
Sprinklered:	Yes
Office SF:	2,537 SF
Finished Office Mezzanine:	1,963 SF
Restrooms	Three (3)
Zoning	BP
To Show	Call Broker



LEASE RATE/SF
\$1.45



CLEAR HEIGHT
24'



POWER
400A (Expandable to 1200),
277-480V 3PH, 4W



LOADING
TWO (2) 8.5'X10' DOCK HIGH DOORS
ONE (1) 12'X14' GROUND LEVEL DOOR



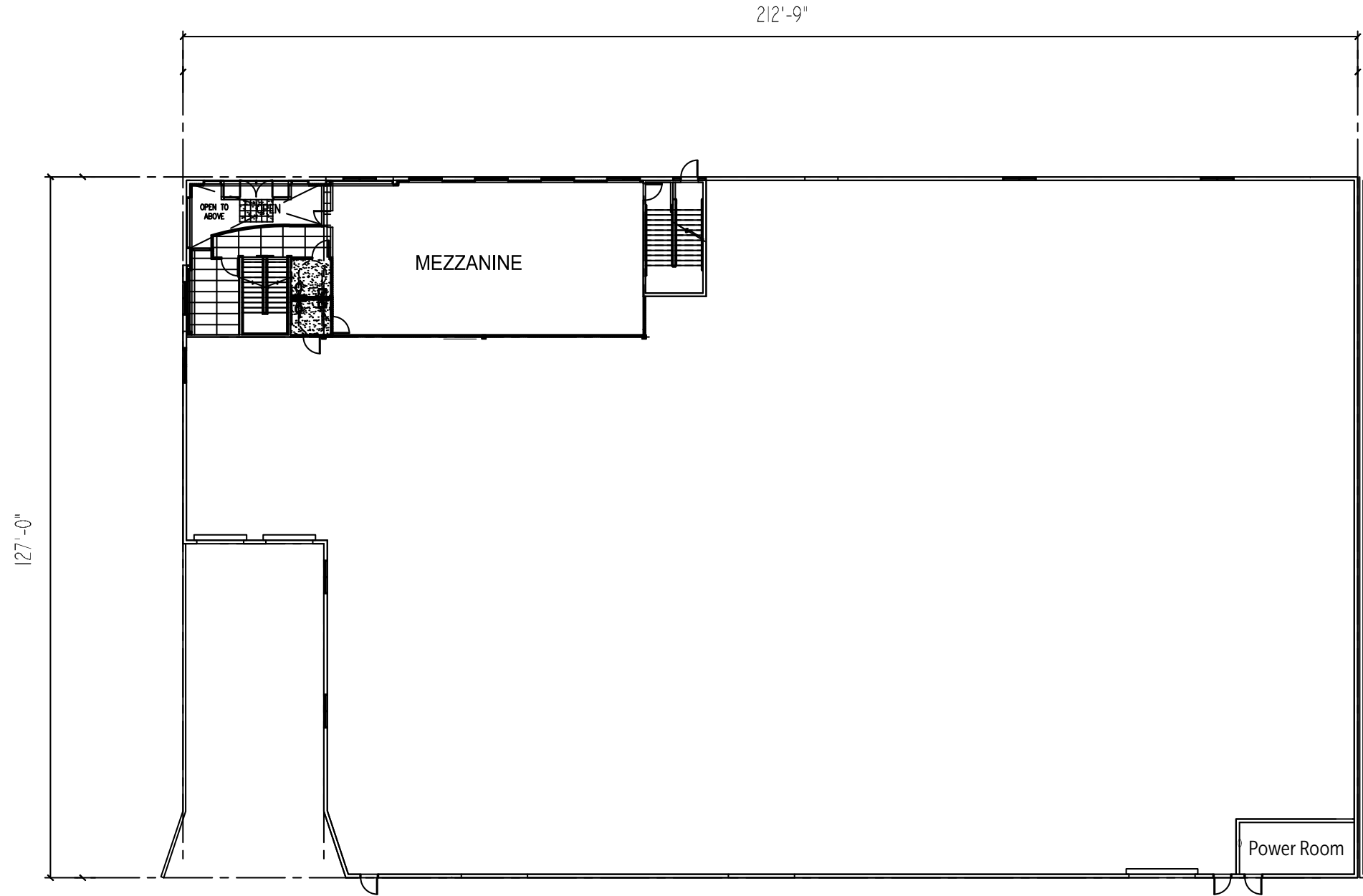
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



AERIAL MAP



AERIAL MAP



AMENITIES MAP



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