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SANTA CLARITA COMMERCE CENTER

SANTA CLARITA, CA 91350



ALL BUILDINGS COMPLETE AND READY FOR OCCUPANCY

4-BUILDING INDUSTRIAL CAMPUS WITHIN THE CITY OF SANTA CLARITA

FOR SALE OR LEASE | BLDG 1: 257,507 SF | BLDG 2: 49,021 SF | BLDG 3: 78,176 SF | BLDG 4: 39,900 SF

CBRE

THE OVERVIEW

PROPERTY HIGHLIGHTS

- 4-Building State-of-the-Art Business Park Stretched Across 22.3 Acres in Campus-like Setting
- Central Santa Clarita Location / Valencia Adjacent
- City of Santa Clarita Benefits
- Additional Land Available for Truck/Trailer or Vehicle Parking

BUILDING INFORMATION

- 25470 Springbrook Ave, Building 1: 257,507 SF (Divisible to 128,753 SF)
- 25465 Springbrook Ave, Building 2: 49,021 SF
- 25485 Springbrook Ave, Building 3: 78,176 SF
- 25490 Springbrook Ave, Building 4: 39,900 SF
- Striking Architectural Design
- Functional Ground Level and Dock High Loading
- ESFR Sprinklers
- Ample Parking
- Heavy Power
- Clear Height: 36' (Bldg 1) and 32' (Bldgs 2-4)



SITE PLAN

STATE-OF-THE-ART 22.3-ACRE BUSINESS CAMPUS

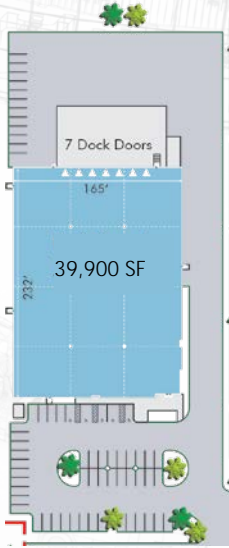
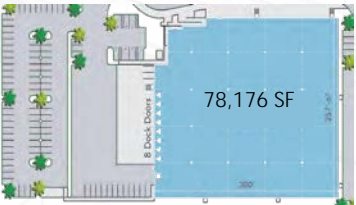
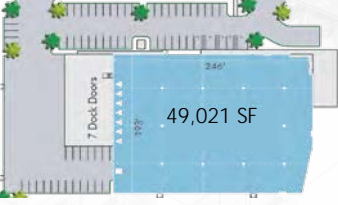
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Dock Doors
- Drive Doors



BUILDING SUMMARY

CUTTING-EDGE INDUSTRIAL PROPERTIES



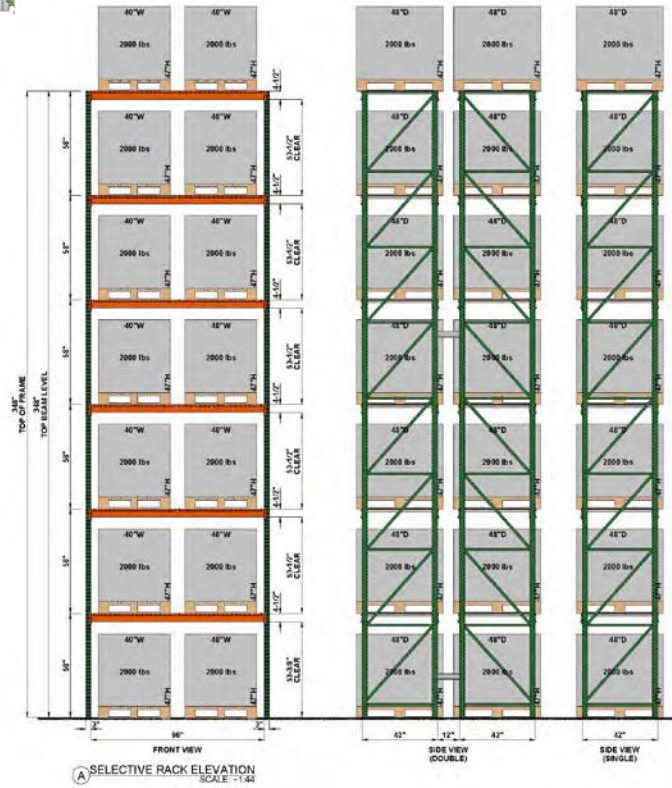
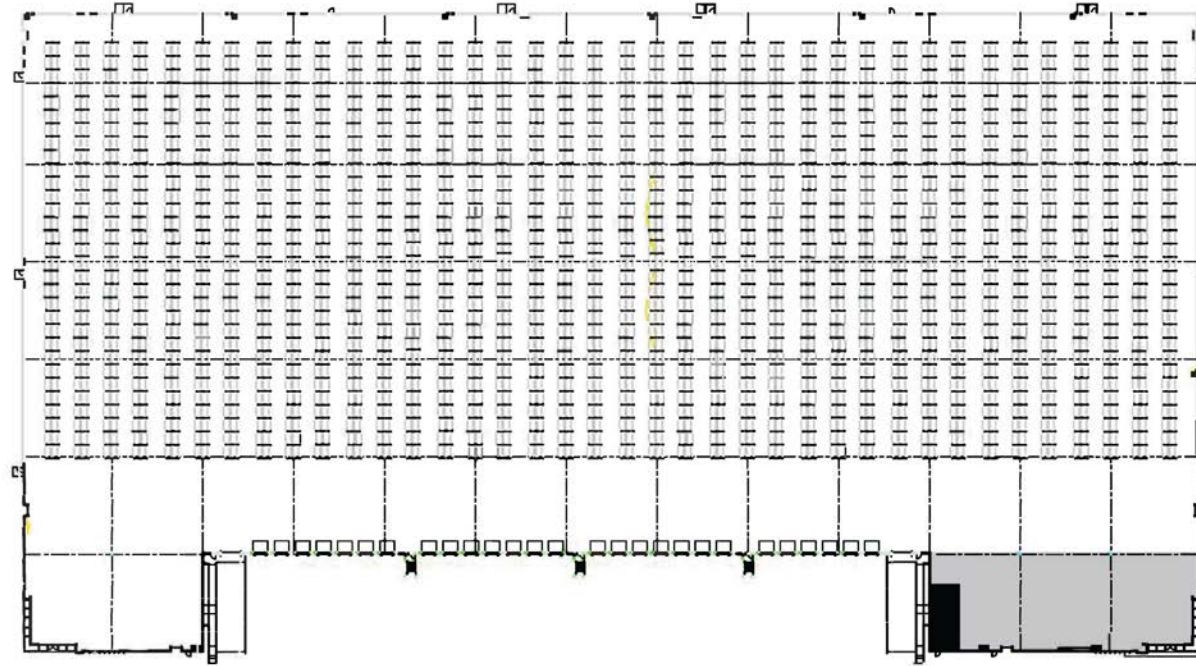
	BUILDING 1 25470 Springbrook Ave	BUILDING 2 25465 Springbrook Ave	BUILDING 3 25485 Springbrook Ave	BUILDING 4 25490 Springbrook Ave
TOTAL BUILDING AREA:	257,507 SF (Divisible to 128,753 SF)	49,021 SF	78,176 SF	39,900 SF
LEASE RATE:	\$1.85 NNN/SF/mo.	\$1.95 NNN/SF/mo.	\$1.85 NNN/SF/mo.	\$1.95 NNN/SF/mo.
SALE PRICE:	TBD	TBD	TBD	TBD
SITE AREA (ACRES):	12.79	2.68	3.77	3.07
OFFICE - FIRST FLOOR:	N/A	2,723 SF	3,781 SF	2,454 SF
OFFICE - SECOND FLOOR:	N/A	2,213 SF	3,209 SF	1,848 SF
CLEAR HEIGHT:	36'	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
PARKING PROVIDED:	293	66	101	64
DOCK HIGH DOORS:	27	7	8	7
GROUND LEVEL DOORS:	2	1	1	1
POWER:	2000A + (expandable up to 4000A)	1200A	1200A + (expandable up to 2000A)	1200A

RACK LAYOUT

BUILDING 1



48" Tall Pallet



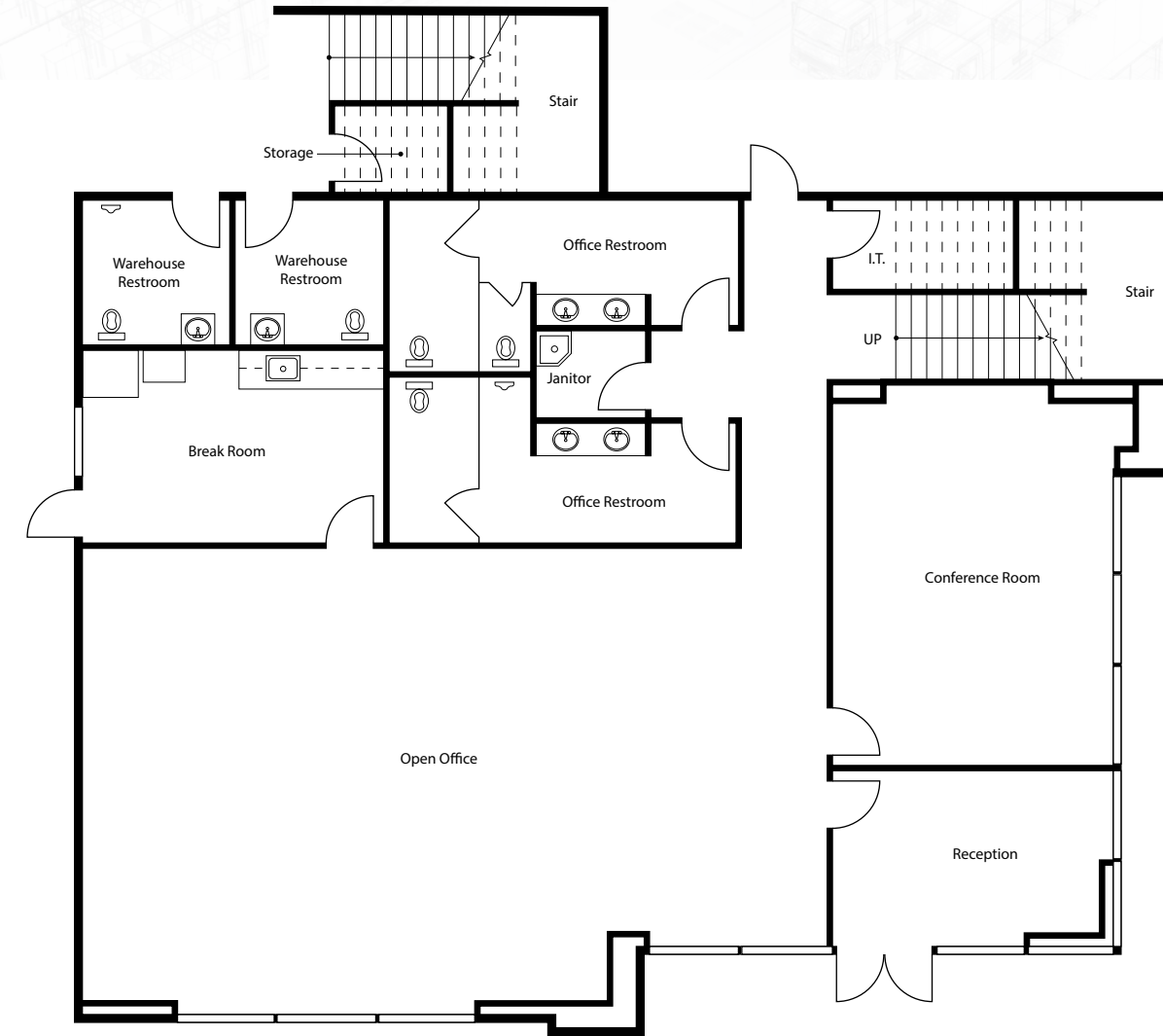
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TOTAL PALLET POSITIONS

- Approximately **32,984** Pallet Positions (48" Tall Pallet)
- Approximately **28,272** Pallet Positions (60" Tall Pallet)
- Approximately **23,560** Pallet Positions (72" Tall Pallet)

OFFICE FLOOR PLAN

BUILDING 1

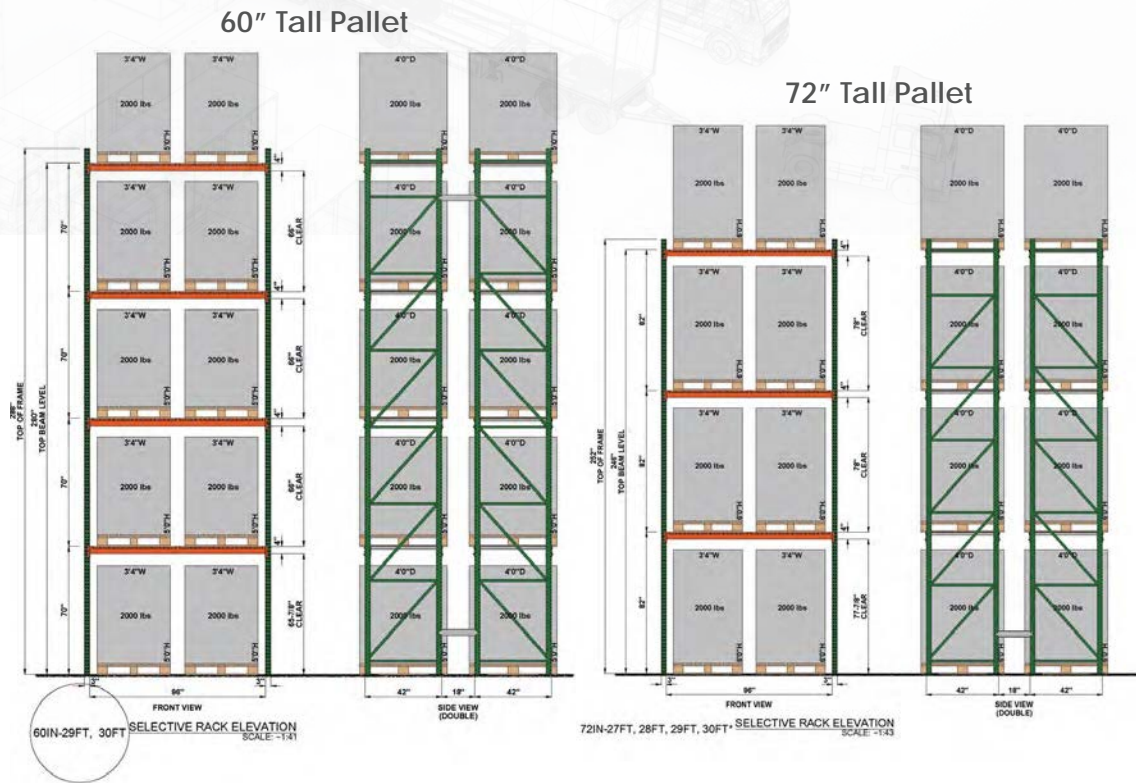
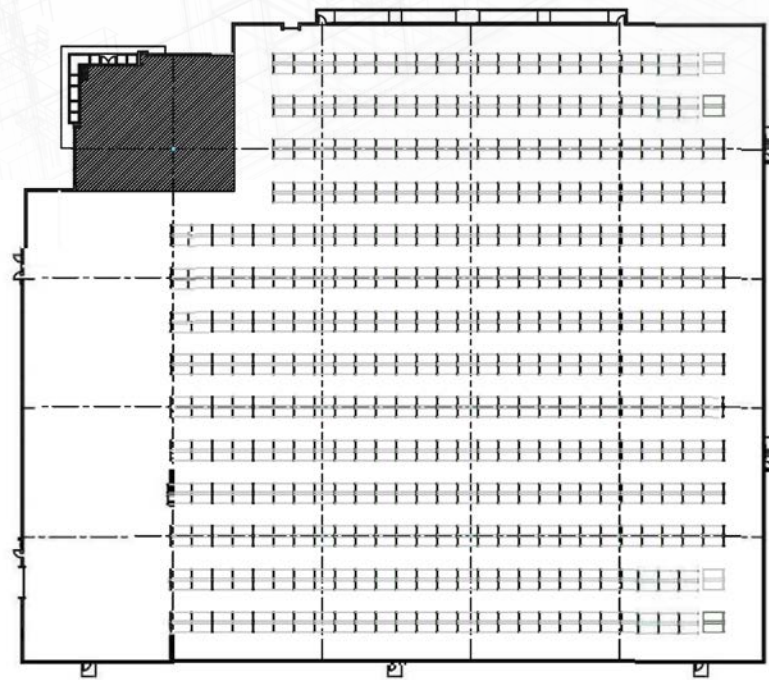
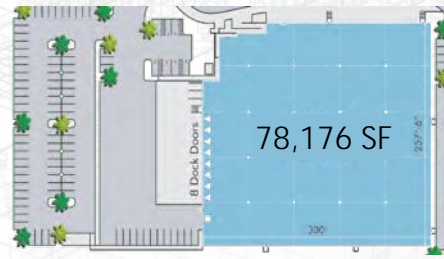


INTERIOR PHOTOS



RACK LAYOUT

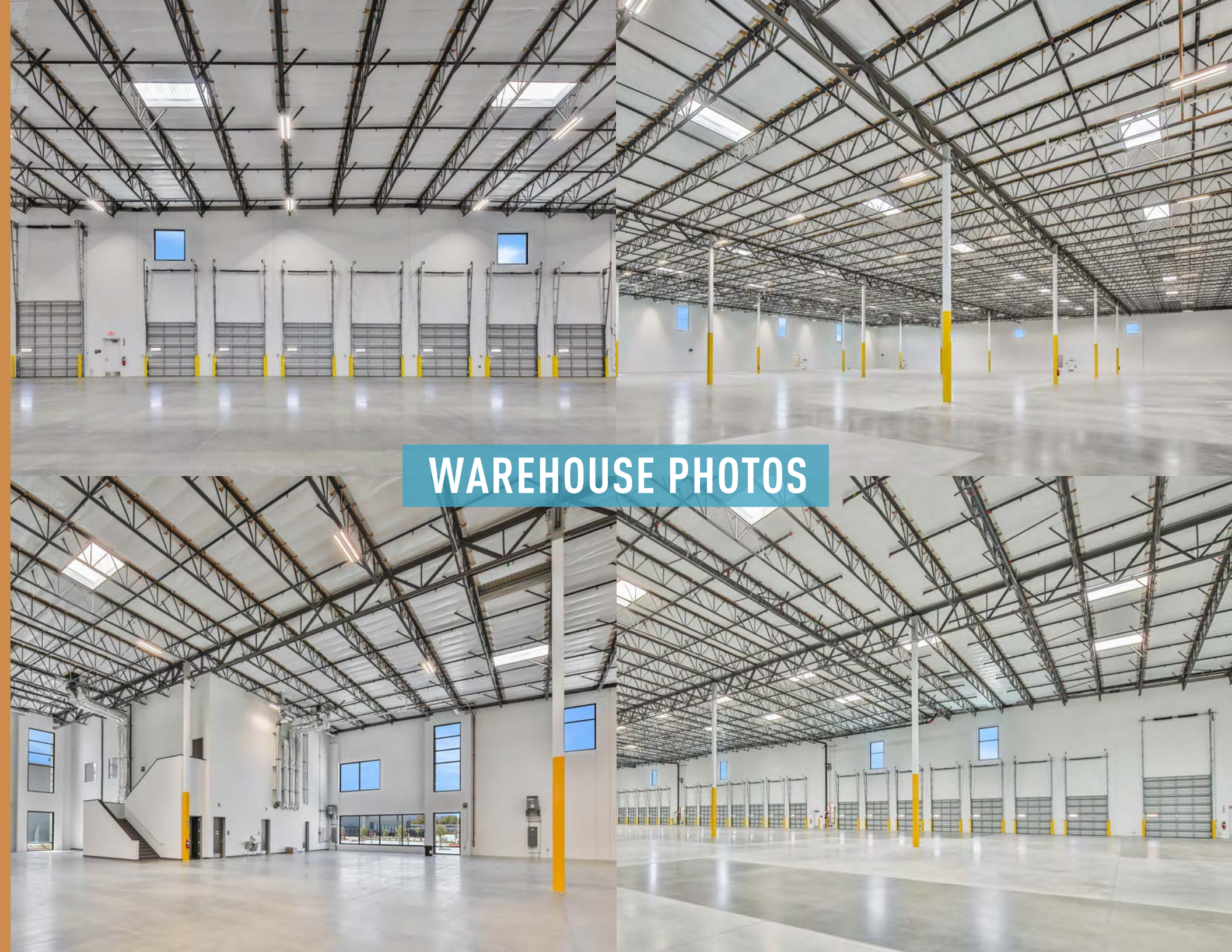
BUILDING 3



TOTAL PALLET POSITIONS

- Approximately **8,592** Pallet Positions
(48" Tall Pallet)
- Approximately **7,160** Pallet Positions
(60" Tall Pallet)
- Approximately **5,728** Pallet Positions
(72" Tall Pallet)

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AREA OVERVIEW

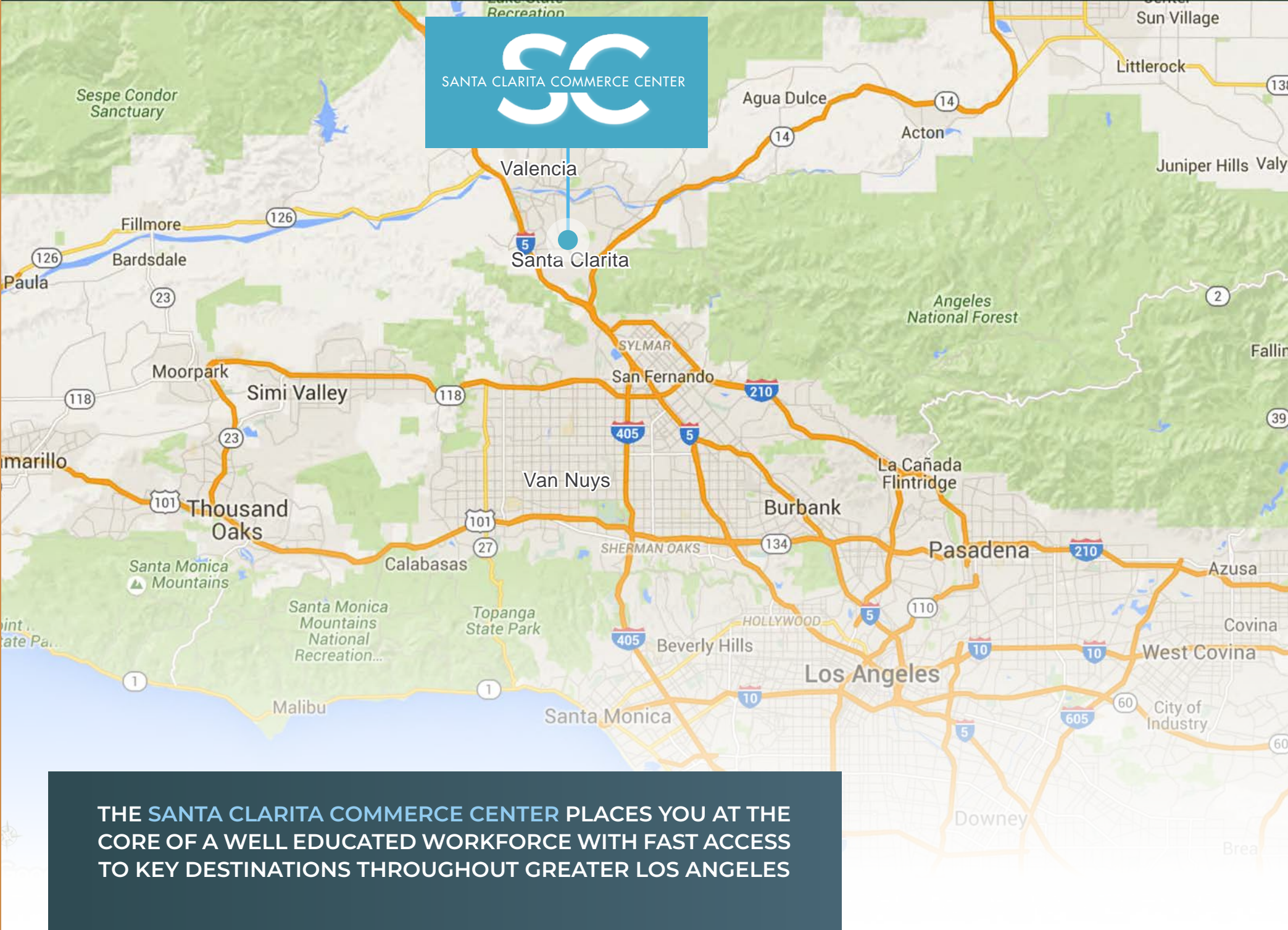
SANTA CLARITA. SMART MOVE.

Thriving, energetic and densely amenitized, Santa Clarita seamlessly blends big city sophistication and small town charm. The ideal location is surrounded by amenities and places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. The site also enjoys a prime location in the City of Santa Clarita and immediately adjacent to Valencia.

- Most Business Friendly City (LAEDC)
- One of the Safest Cities in US (National Council for Home Safety and Security)
- City of the Future (fDi Magazine)
- Best Cities to Live in the US (24/7 Wall Street)
- Significant Cost Savings Over Surrounding Cities

DESTINATIONS DISTANCE	
Burbank Airport	25 Minute Drive
Downtown Los Angeles	35 Minute Drive
Los Angeles International Airport	45 Minute Drive
Port of Long Beach	60 Minute Drive
Port of Los Angeles	60 Minute Drive

SANTA CLARITA VALLEY DEMOGRAPHICS			
POPULATION		TOTAL	
2023 Population		298,731	
2023 Median Age		37	
HOUSEHOLD INCOME		MEDIAN	AVERAGE
Households		\$121,352	\$152,118
Households Making Over \$125,000		49%	



A CORPORATE
COMMUNITY

PARTNERSHIP IN INNOVATION

The **Santa Clarita Commerce Center** enjoys a strategic location in the City of Santa Clarita, placing your business at the center of a prominent and growing corporate community. Corporate neighbors include:

- LA North Studios
 - AQMS
 - CBS Studios
 - Amazon
 - DrinkPak
 - Honda Performance Development
- Advanced Bionics
 - Valencia Studios
 - NBCUniversal
 - Illumination Dynamics
 - US AutoForce
 - Santa Clarita Studios
 - Sony Corporation

THE SANTA CLARITA VALLEY
BUSINESS ADVANTAGE

Consistently recognized as the “Most Business-Friendly City in LA County” (LAEDC, 2022), The City of Santa Clarita shines as the premier location for businesses. Its numerous economic and cost advantages have attracted major employers to the area that benefit from this low tax region. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- City of Santa Clarita Use Tax Rebate Program
- City of Santa Clarita Film and Television Production Credit
- Not Subject to ULA Transfer Tax

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

ANALYSIS OF POTENTIAL COST SAVINGS	Our Taxes / Fees		Their Taxes / Fees			
	TAXES & FEES	CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+
	UTILITY USER TAX RATES					
						\$6.75/employee
	Electric	0	12.50%	15.1%	7.00%	7.00%
	Gas	0	10.00%	7.90%	7.00%	7.00%
	Water	0	0	7.67%	7.00%	0
	Telephone	0	9.00%	8.28%	7.00%	7.00%
	Cellular	0	9.00%	8.28%	0	7.00%
	Parking Tax	0	10.00%	0	0	12.00%

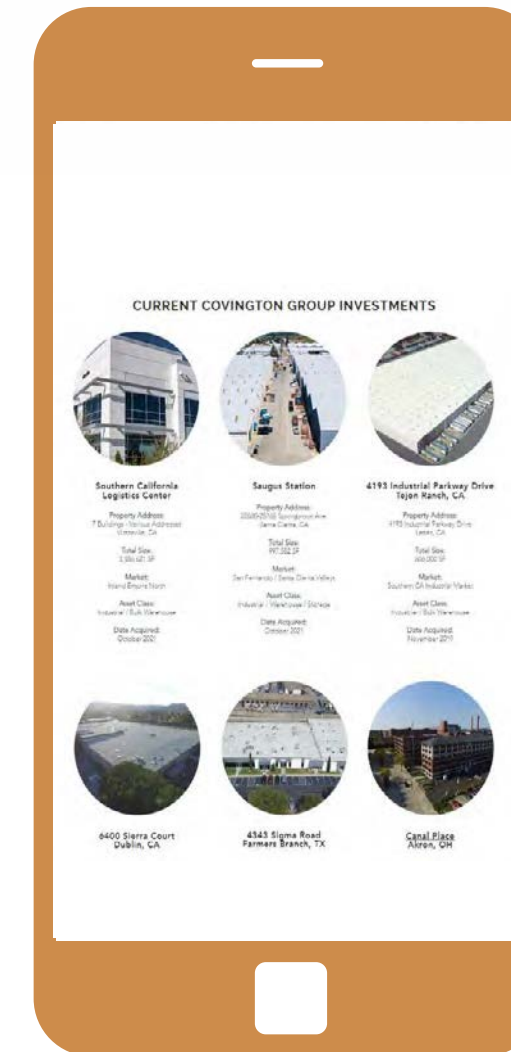


COVINGTON GROUP

EXPERIENCED TEAM. NATIONWIDE REACH.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.



For More Information

For more information on Covington Group, visit their website at <https://www.covingtongroupinc.com>.



Covington Development Partners (“CDP”) is the development arm of Covington Group’s fully integrated industrial real estate platform. Founded in 1989, Covington Group specializes in the acquisition, development and management of warehouse, distribution, manufacturing and e-commerce facilities across the nation.



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