

# FOR SALE/LEASE

Sale Price: \$23,307,000

Lease Rate: \$1.35/SF NNN

**26455 RUETHER AVE**  
Santa Clarita, CA 91350  
93,228 SF Industrial Building



**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## EXCLUSIVELY LISTED BY:

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# PROPERTY HIGHLIGHTS

26455 RUETHER AVE SANTA CLARITA CA 91350

Sale Price	\$23,307,000
Sale Price/SF	\$250
Monthly Rent	\$125,858
Lease Rate/SF	\$1.35 NNN
Operating Expenses/SF	\$0.25
Building Size	93,228/divisible to 38,000
Clear Height	24'
DH Doors	6*
GL Doors	1
Power	1600A, 277/480V, 3PH, 4W
Parking Spaces	180
Sprinklered	Yes
Office SF	9,785
Finished Office Mezz SF	4,145
HVAC	100%
Restrooms	6
Zoning	BP
Possession	Now
To Show	Call Broker

\* 1 DH Door glassed in

\*\* Tenant to verify all power and building specs



**SALE PRICE/SF**  
**\$250**



**LEASE RATE/SF**  
**\$1.35**



**CLEAR HEIGHT**  
**24'**



**FULL**  
**HVAC**



**POWER**  
**1600A, 277-480V,**  
**3PH, 4W**

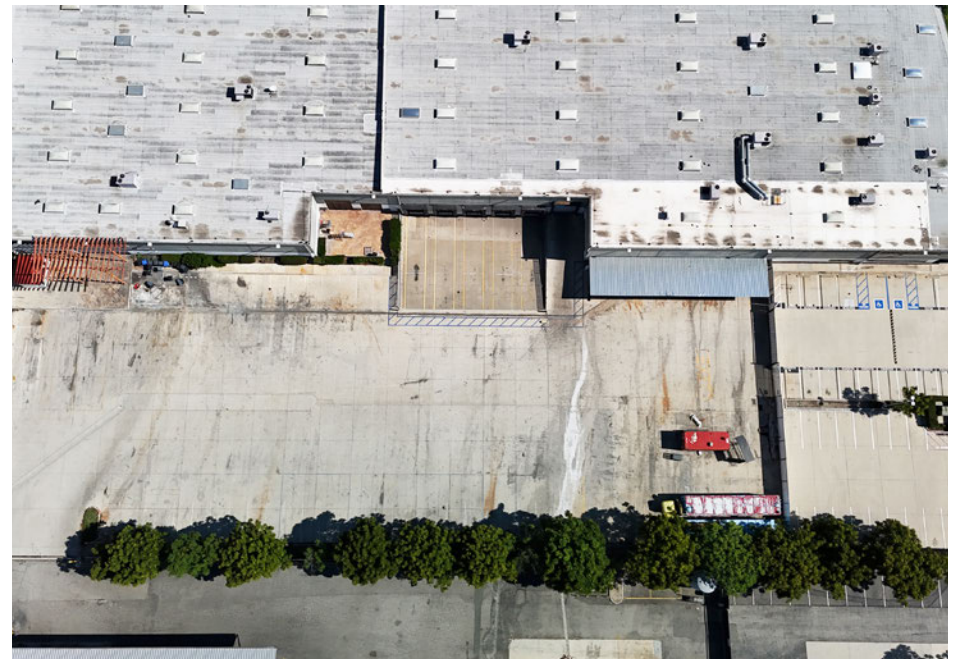


**LOADING**  
**ONE (1) 12'X12' GROUND LEVEL DOOR**  
**SIX (6) 10'X10' DOCK HIGH DOORS**



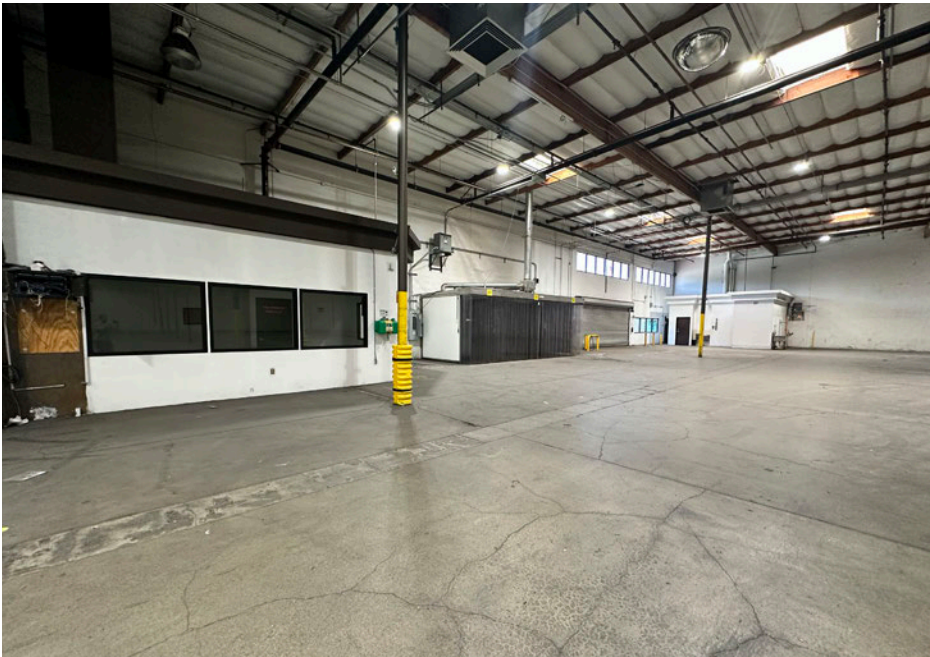


## PROPERTY PHOTOS



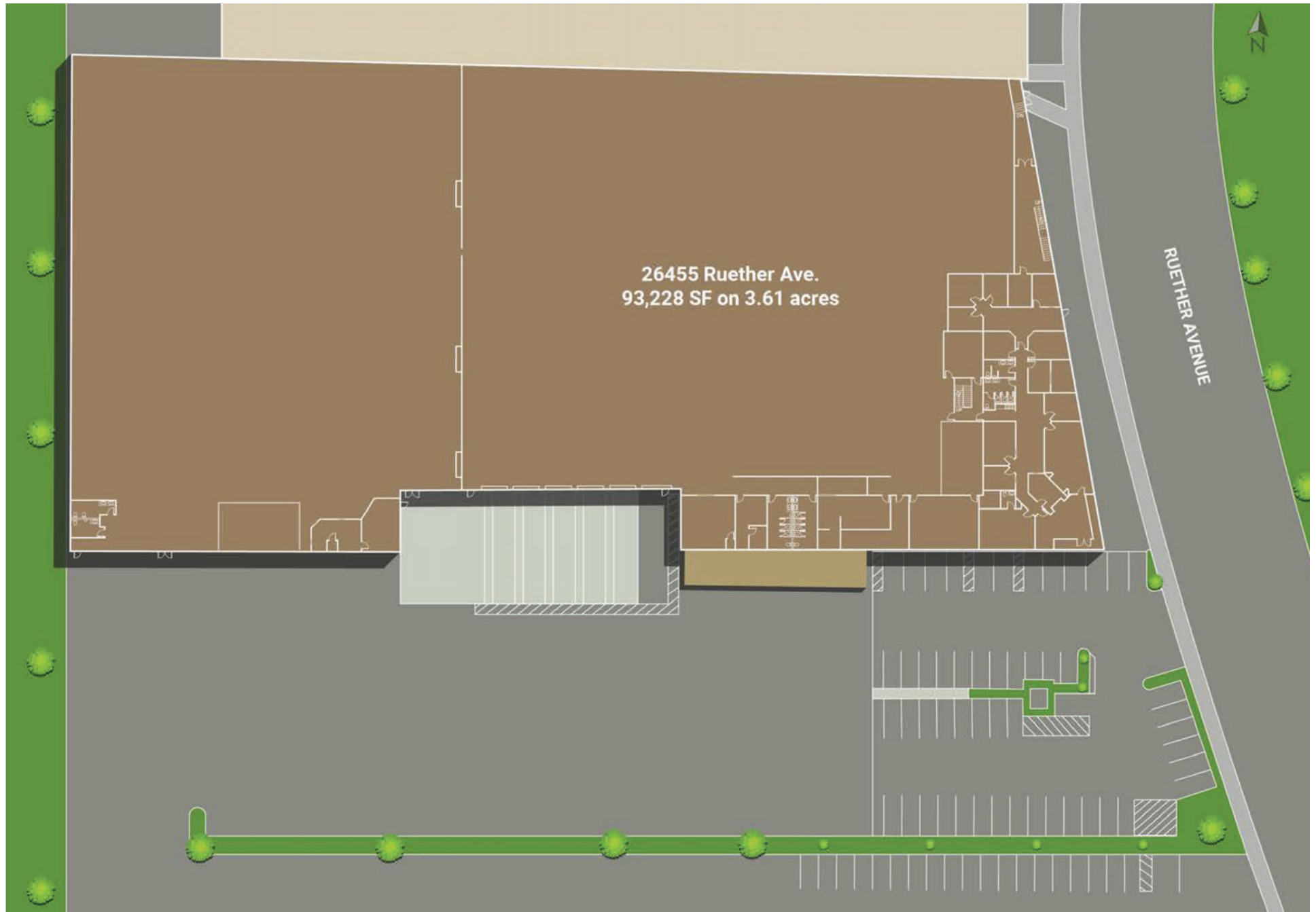


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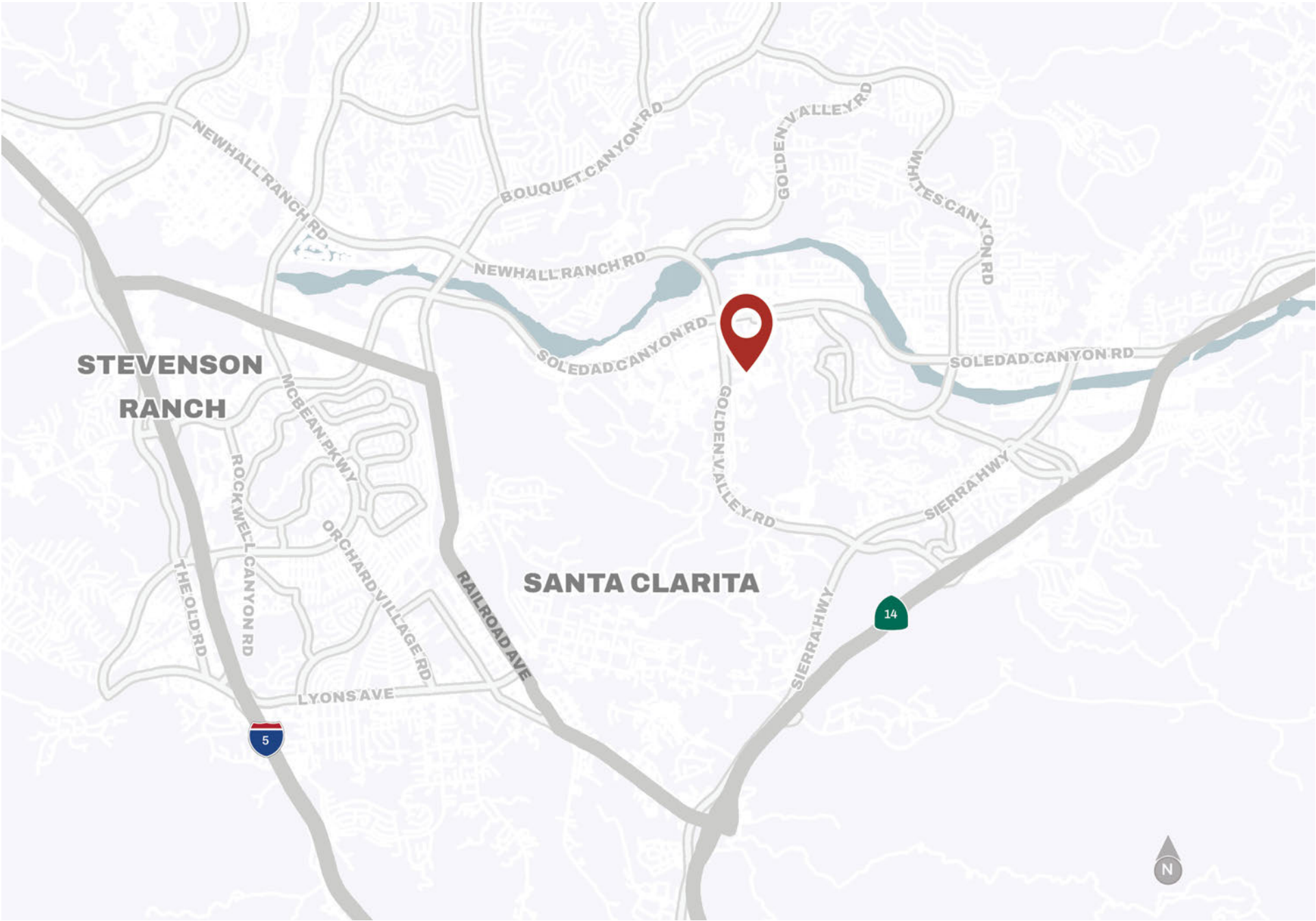




# SITE PLAN



# LOCATION MAP





# LOCATION MAP





# AERIAL MAP





# AERIAL MAP



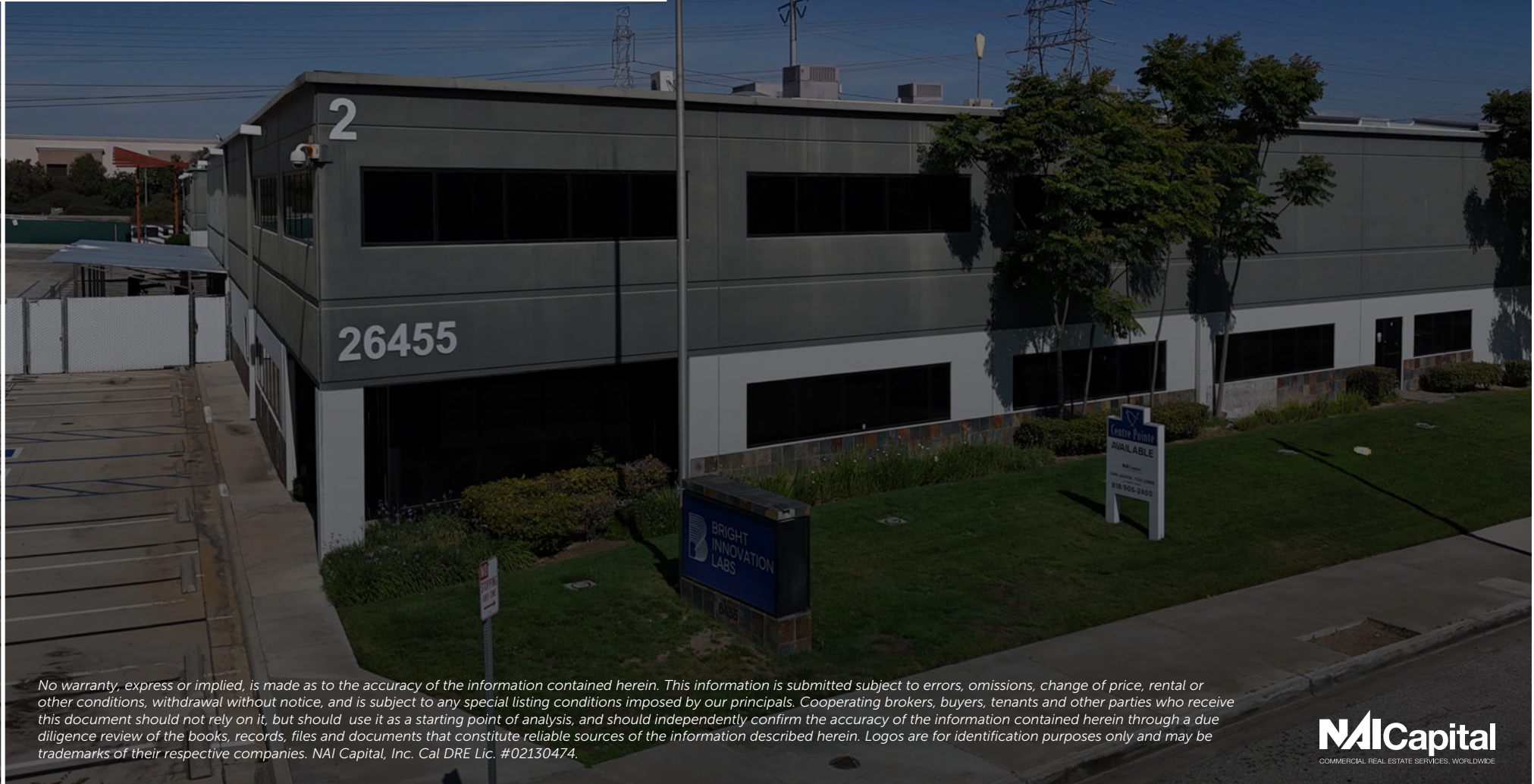


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