

# FOR SALE/LEASE

Sale Price: \$20,688,240

Lease Rate: \$1.19/SF NNN

**26421 RUETHER AVE**  
Santa Clarita, CA 91350  
86,201 SF Industrial Building



## EXCLUSIVELY LISTED BY:

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# PROPERTY HIGHLIGHTS

26421 RUETHER AVE SANTA CLARITA CA 91350

Sale Price	\$20,688,240
Sale Price/SF	\$240
Monthly Rent	\$102,579
Lease Rate/SF	\$1.19 NNN
Operating Expenses/SF	\$0.19
Building Size	86,201 SF
Land Size	4.96 AC/216,041 SF
Clear Height	24'
DH Doors	4 - 10' x 10'
GL Doors	2 - 12' x 14'
Power	2000A, 277/480V, 3PH, 4W
Parking Spaces	90
Sprinklered	Yes
Office SF	4,370
Restrooms	4
Zoning	BP
Possession	Now
To Show	Call Broker



SALE PRICE/SF  
\$240



LEASE RATE/SF  
\$1.19



CLEAR HEIGHT  
24'



POWER  
2000A, 277-  
480V, 3PH, 4W



LOADING  
TWO (2) 12'X14' GROUND LEVEL DOORS  
FOUR (4) 10'X10' DOCK HIGH DOORS



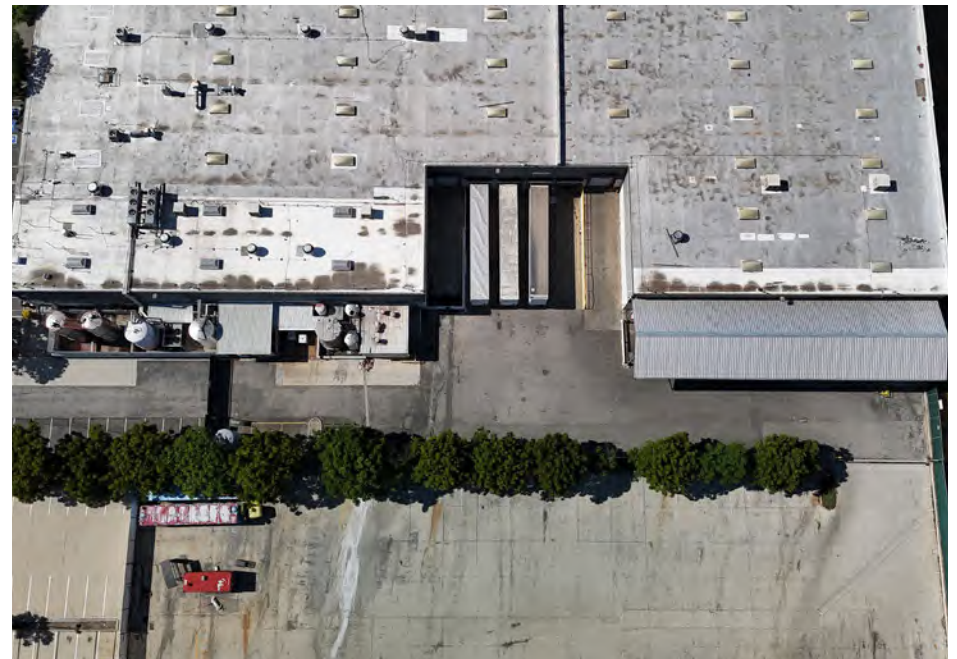


## PROPERTY PHOTOS



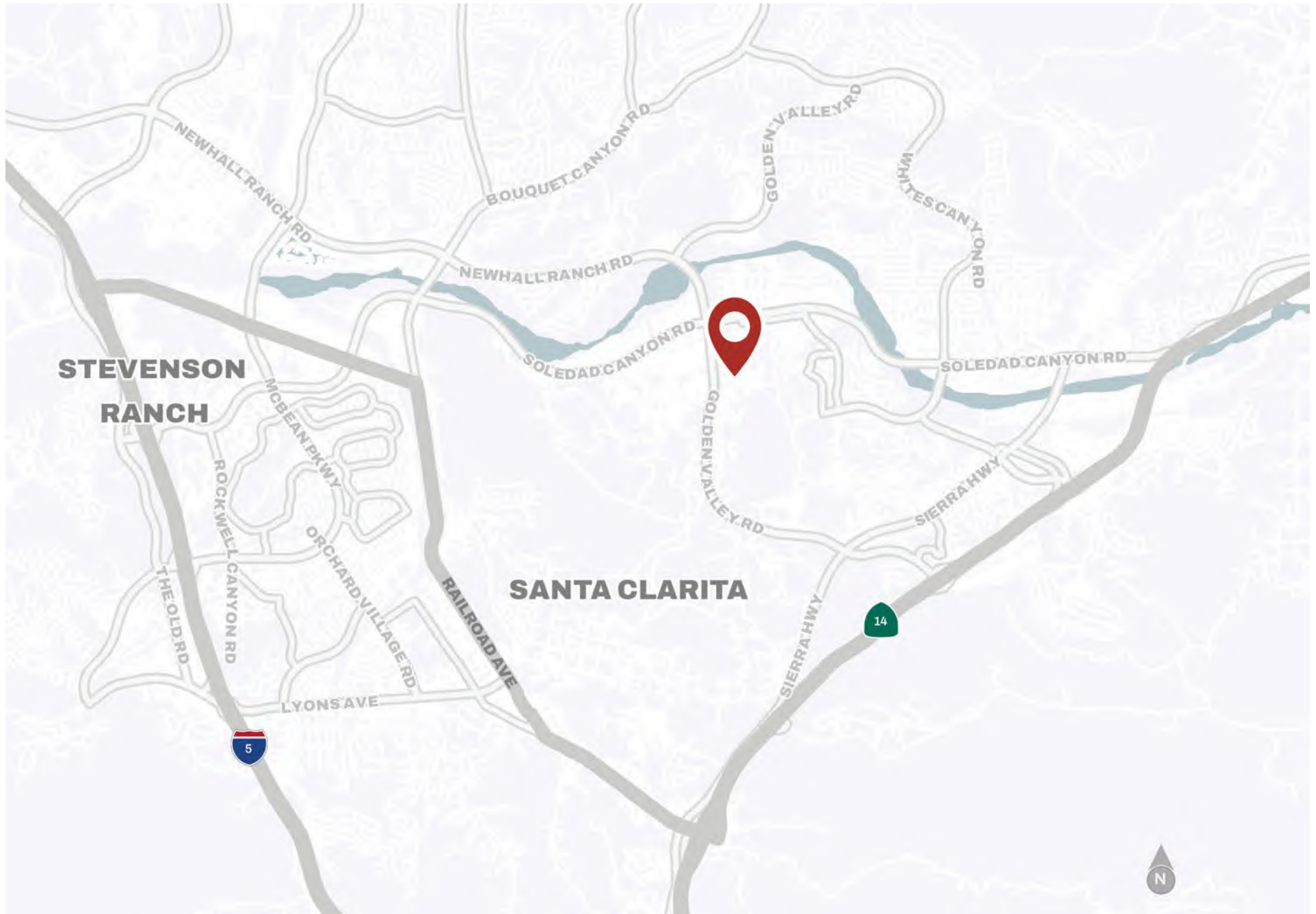


## PROPERTY PHOTOS





## LOCATION MAP





# AERIAL MAP





# AERIAL MAP





# AMENITIES MAP





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

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