

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:

Chris Jackson
CEO
d: 818-933-2368
cjackson@naicapital.com
Cal DRE Lic #01255538

Todd Lorber
Executive Vice President
d: 818-933-2376
tlorber@naicapital.com
Cal DRE Lic #01014637

Eric Seidenglanz
Vice President
d: 818-815-2426
eseidenglanz@naicapital.com
Cal DRE Lic #01975684

Taylor Jackson
Associate
d: 818-742-1640
tjackson@naicapital.com
Cal DRE Lic #02219533

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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



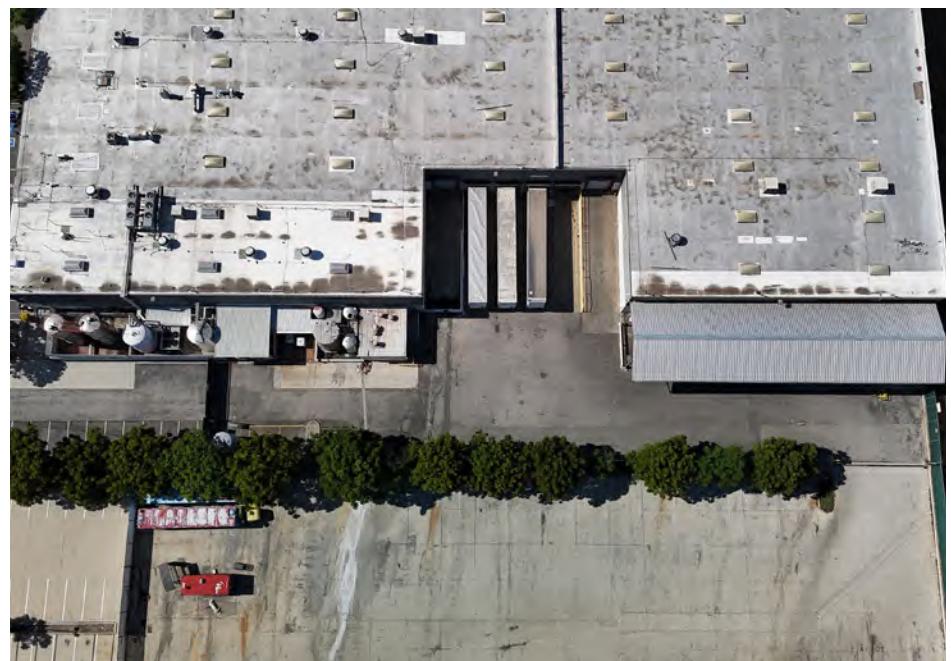
LOADING
TWO (2) 12'X14' GROUND LEVEL DOORS
FOUR (4) 10'X10' DOCK HIGH DOORS



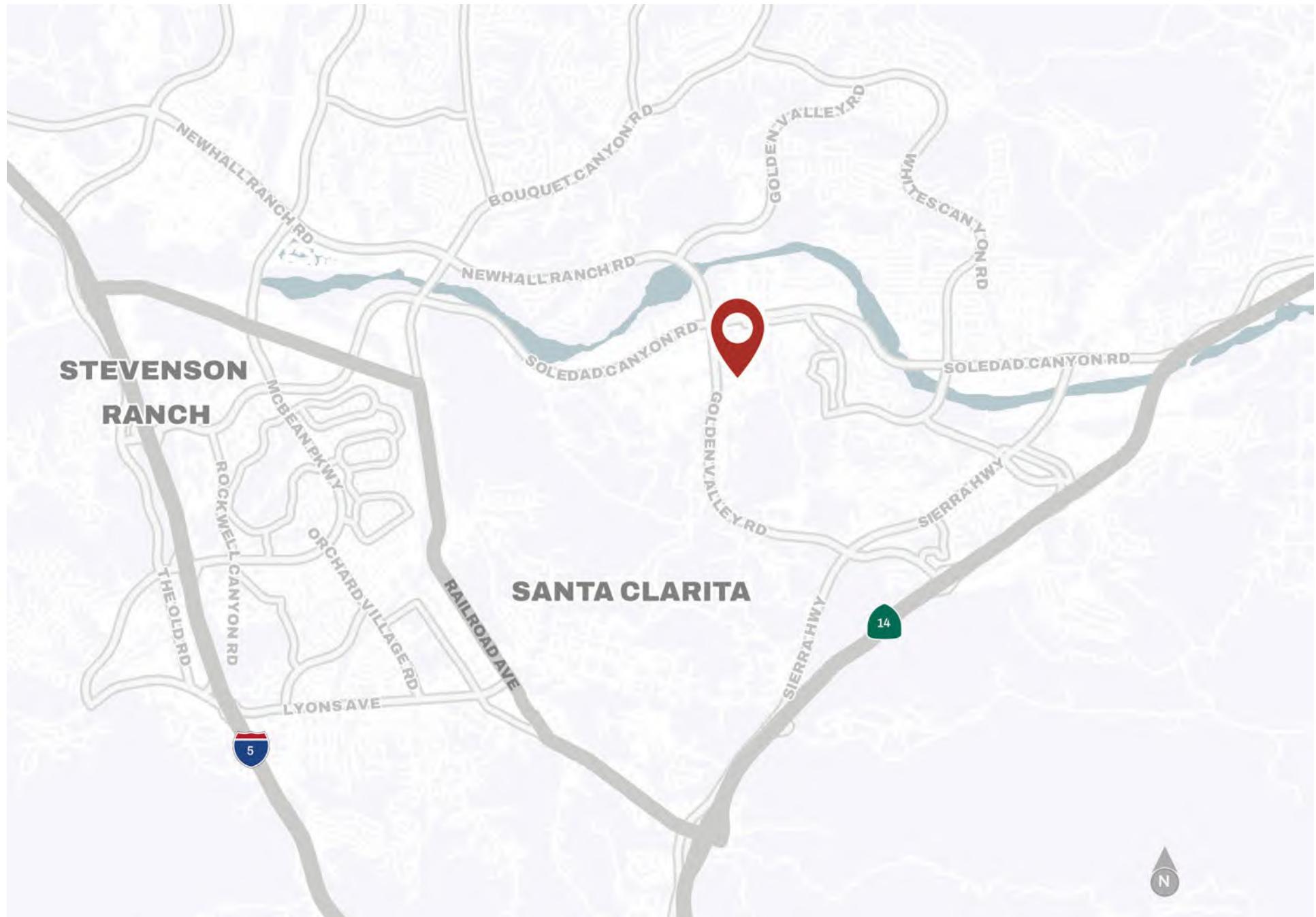
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



AERIAL MAP



AERIAL MAP



AMENITIES MAP



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

26421

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXCLUSIVELY LISTED BY:

Chris Jackson

CEO
d: 818-933-2368
cjackson@naicapital.com
Cal DRE Lic #01255538

Todd Lorber

Executive Vice President
d: 818-933-2376
tlorber@naicapital.com
Cal DRE Lic #01014637

Eric Seidenglanz

Vice President
d: 818-815-2426
eseidenglanz@naicapital.com
Cal DRE Lic #01975684

Taylor Jackson

Associate
d: 818-742-1640
tjackson@naicapital.com
Cal DRE Lic #02219533

NAI Capital - Encino

15821 Ventura Blvd., Suite 320
Los Angeles, CA 91436
818-905-2400
www.naicapital.com