

**FOR LEASE**

Lease Rate: \$1.35/SF NNN

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



**BROKER BONUS!**

Five Day Hawaii Travel Voucher  
for 5-year deal on qualified leases  
commencing no later than 03/31/2026

**EXCLUSIVELY LISTED BY:**

**Chris Jackson**  
CEO  
d: 818.933.2368  
cjackson@naicapital.com  
Cal DRE Lic #01255538

**Eric Seidenglanz**  
Senior Vice President  
d: 818.815.2426  
eseidenglanz@naicapital.com  
Cal DRE Lic #01975684

**Taylor Jackson**  
Associate  
d: 818.905.2400  
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

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

# PROPERTY HIGHLIGHTS

26455 RUETHER AVE SANTA CLARITA CA 91350

Monthly Rent	\$125,858
Lease Rate/SF	\$1.35 NNN
Estimated 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



Photo colors are simulations and can vary depending upon the light, shadows and angle of the original photograph.



LEASE RATE/SF  
\$1.35



CLEAR HEIGHT  
24'



FULL  
HVAC



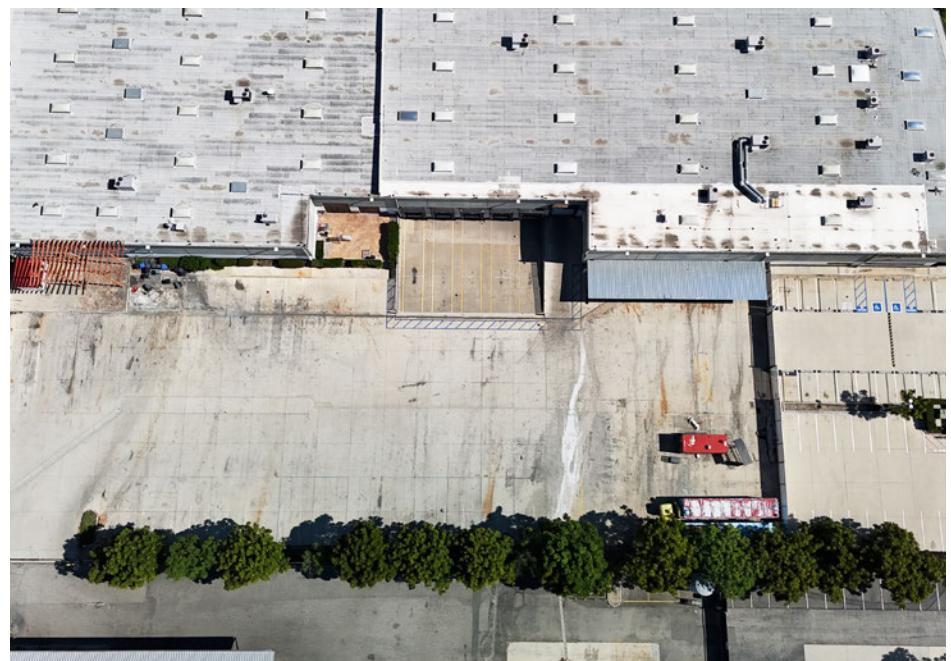
POWER  
1600A, 277-480V,  
3PH, 4W



LOADING

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

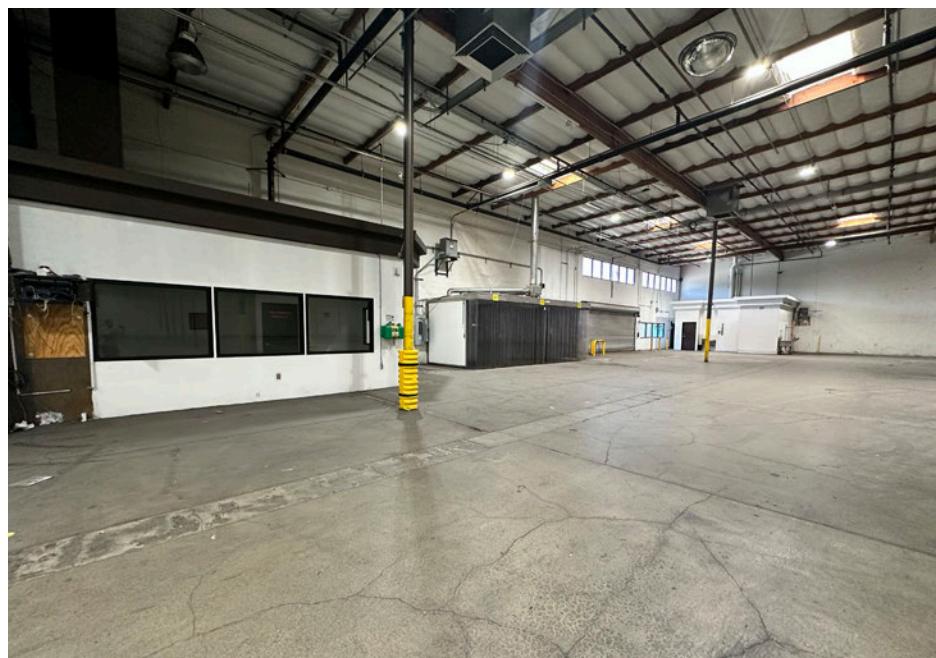
## PROPERTY PHOTOS



3

26455 RUETHER AVE SANTA CLARITA CA 91350

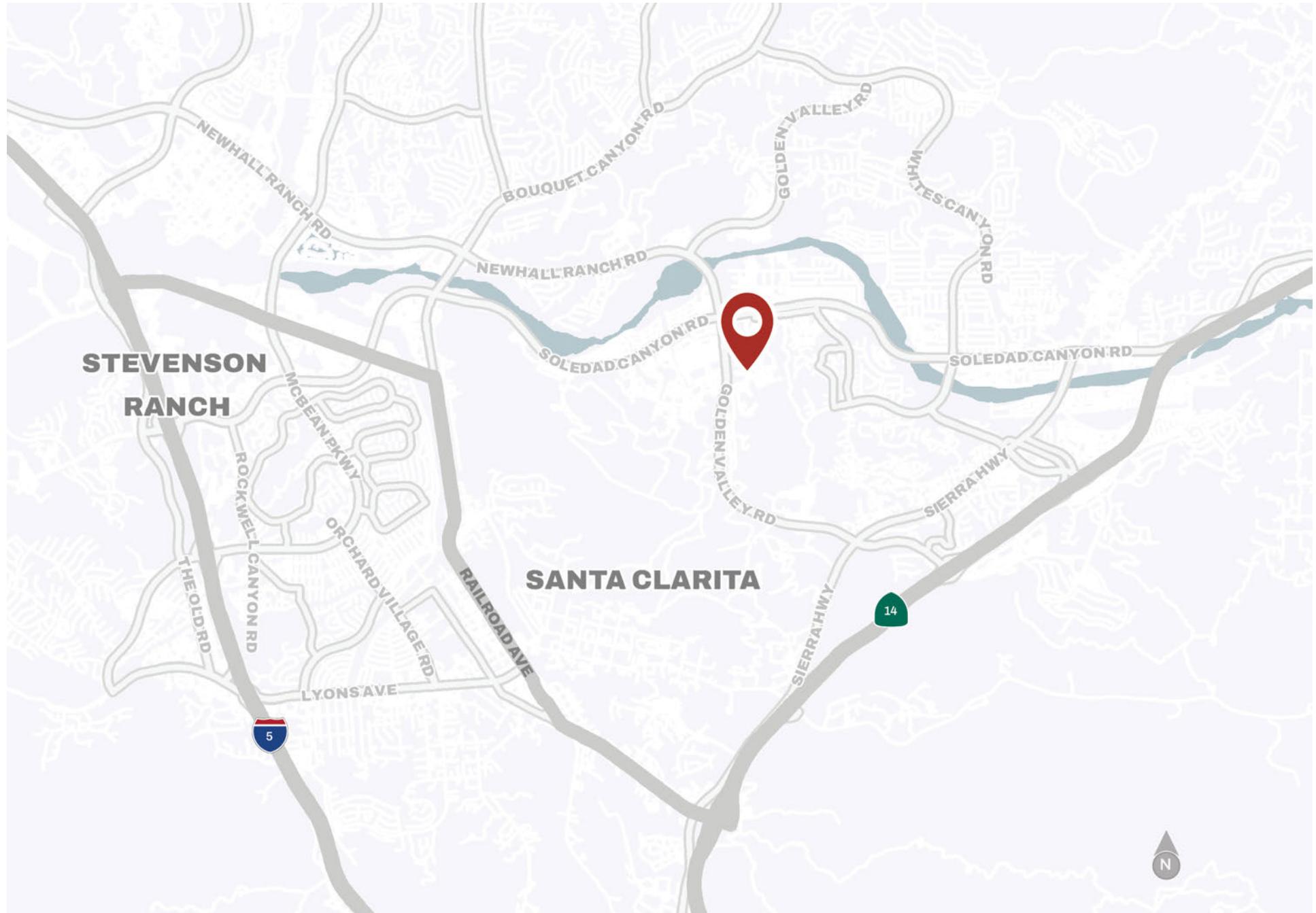
## PROPERTY PHOTOS



# SITE PLAN



## LOCATION MAP



# LOCATION MAP



# AERIAL MAP



## AERIAL MAP



# FOR LEASE

Lease Rate: \$1.35/SF NNN

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



*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.*

## EXCLUSIVELY LISTED BY:

**Chris Jackson**

CEO

d: 818.933.2368

cjackson@naicapital.com

Cal DRE Lic #01255538

**Eric Seidenglanz**

Senior Vice President

d: 818.815.2426

eseidenglanz@naicapital.com

Cal DRE Lic #01975684

**Taylor Jackson**

Associate

d: 818.905.2400

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

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