

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
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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

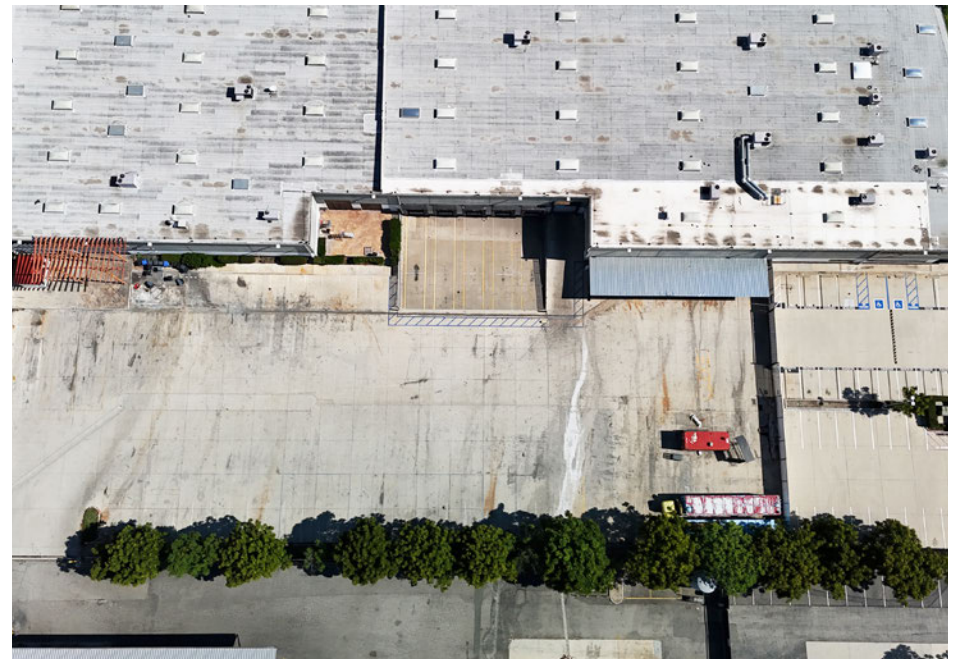


POWER
1600A, 277-480V,
3PH, 4W

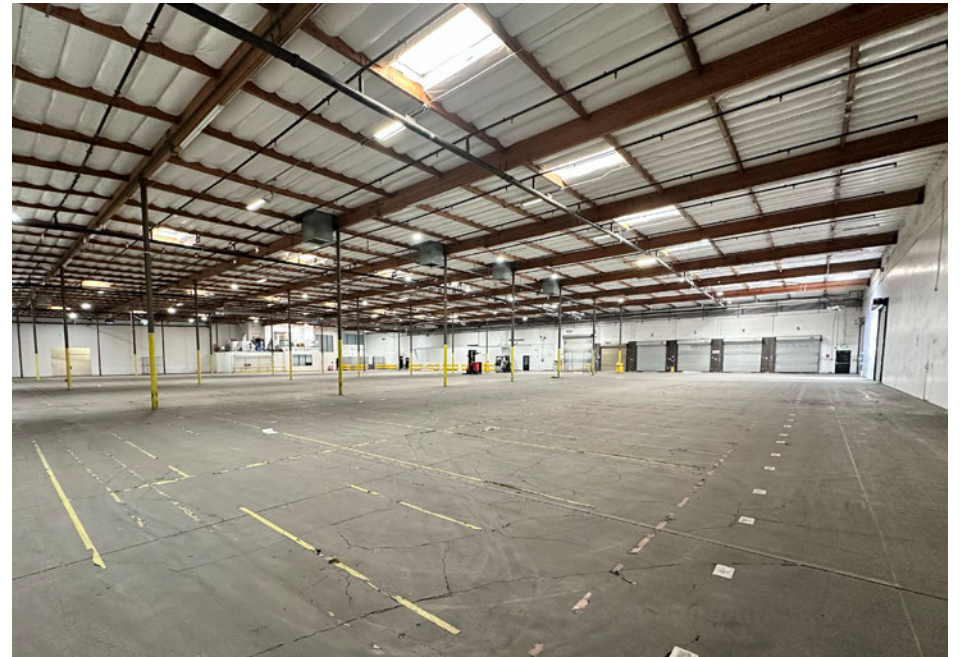
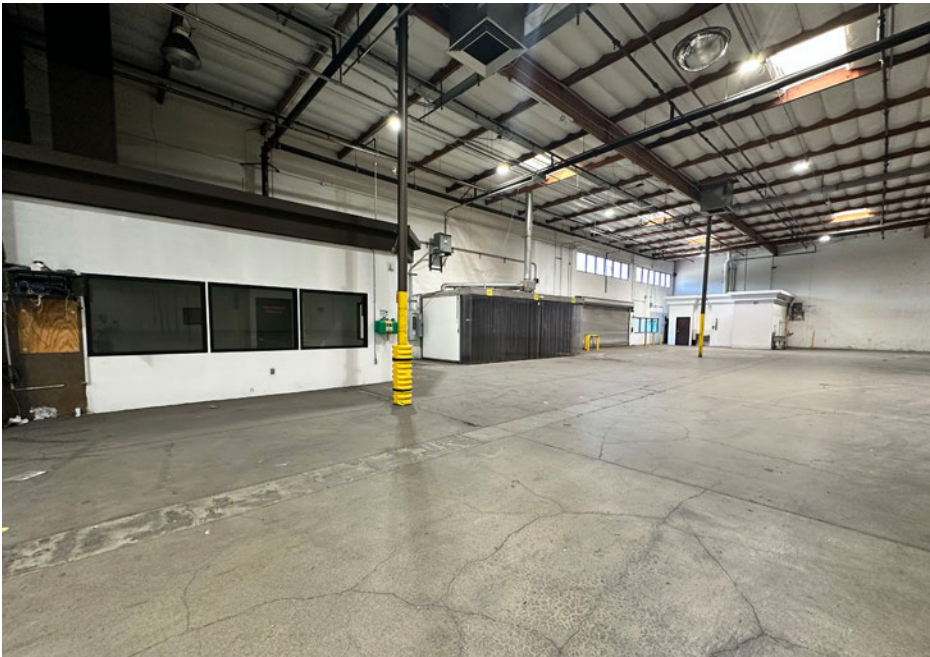


LOADING
ONE (1) 12'X12' GROUND LEVEL DOOR
SIX (6) 10'X10' DOCK HIGH DOORS

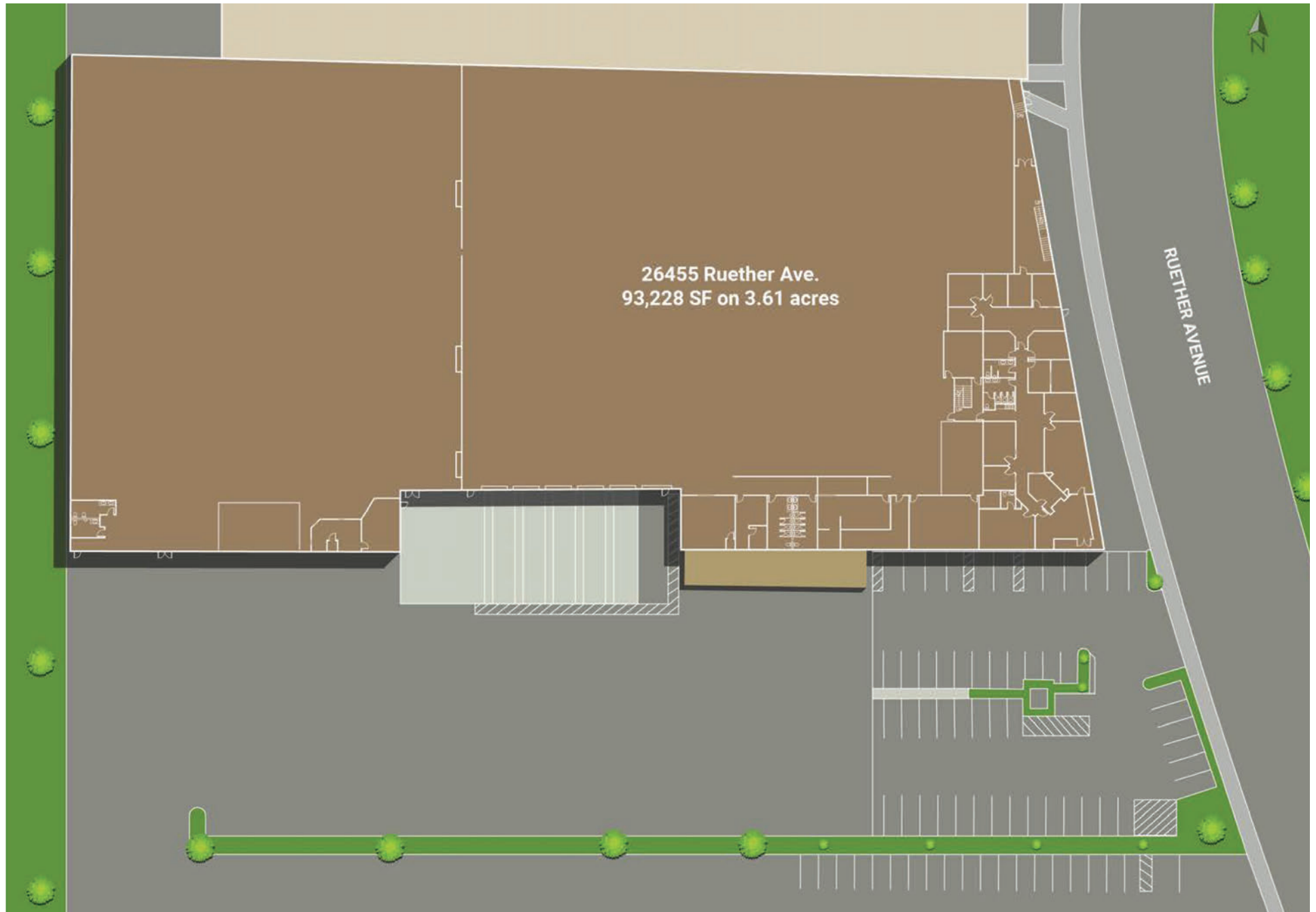
PROPERTY PHOTOS



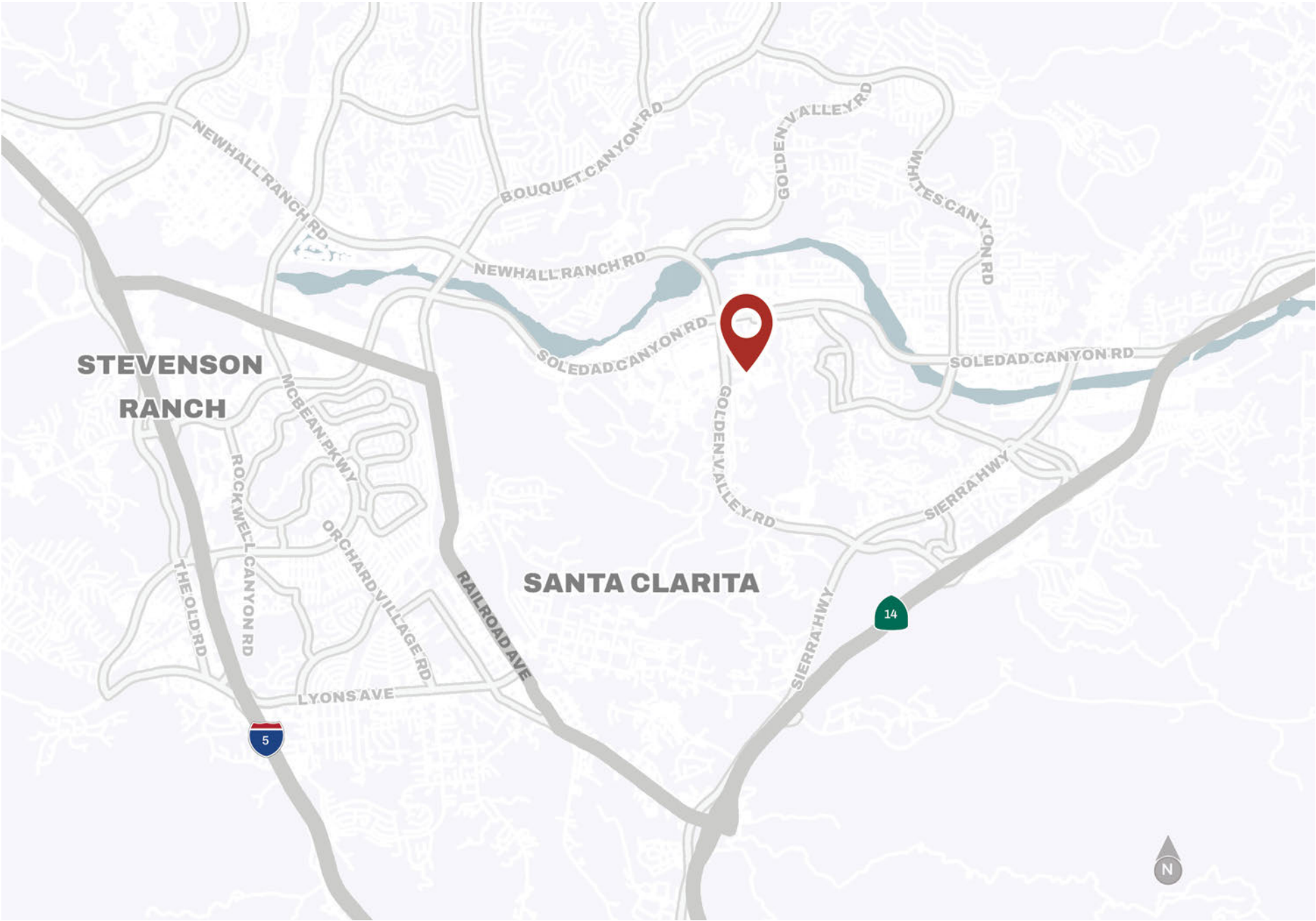
PROPERTY PHOTOS



SITE PLAN



LOCATION MAP



LOCATION MAP



AERIAL MAP



AERIAL MAP

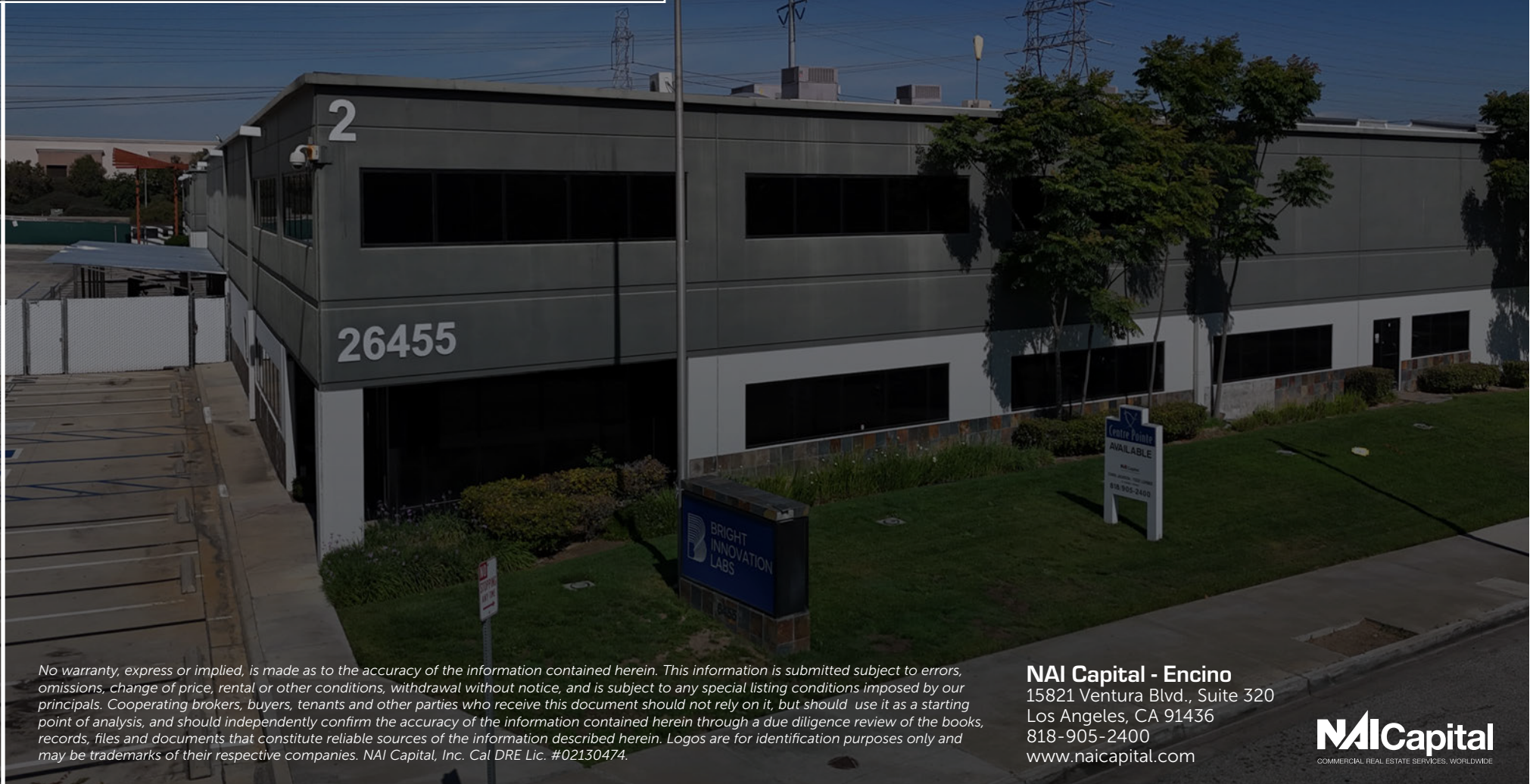


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