

± 0.98 AC Commercial Yard & Two Storage Buildings

26011 BOUQUET CANYON RD, SANTA CLARITA, CA 91350

**FOR
LEASE**



THE YAMZON TEAM



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IDEAL FOR OUTDOOR STORAGE, CONTRACTOR'S YARD, AND AUTO USE

PROPERTY DESCRIPTION:

Property 26011 Bouquet Canyon Rd,
Address: Santa Clarita, CA 91350

Lot Size: ± 0.98 AC (± 42,688 SF)

Bldg Size: ± 6,390 SF
Front Building: ± 4,920 SF
Back Building: ± 1,360 SF

Zoning: SCM-X-C
(Santa Clarita Mixed-Use
Corridor)

APN: 2811-003-013

SPACE HIGHLIGHTS:

- Competitive Pricing
- Available Now - Move-in Ready
- Large Open Paved Yard with Two Storage Buildings (both with ground level doors), and Extra Back Yard
- Ample Parking
- Private / Gated
- Setback (Non-Street Frontage)
- Located in Santa Clarita Mixed-Use Corridor (Zoning SCM-X-C)
- Minutes Away from Valencia and Santa Clarita Dealerships
- Close Proximity to CA 5 Fwy and CA 14 Highway

DISCLAIMER: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

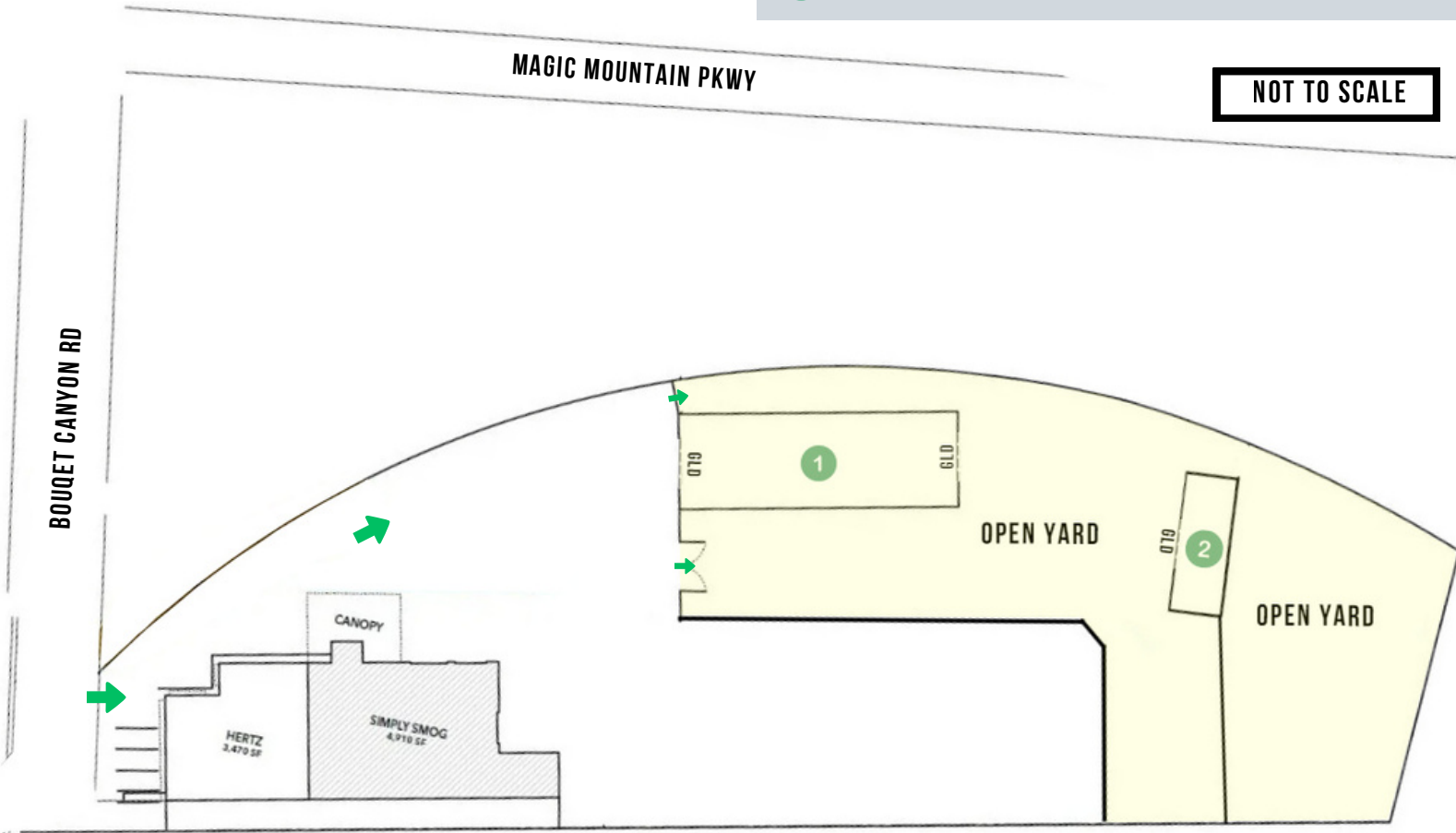
FLOOR PLAN

LOT: $\pm$ 0.98 AC ($\pm$ 42,688 SF)

1 BUILDING 1: FRONT BUILDING: $\pm$ 4,920 SF

2 BUILDING 2: BACK BUILDING: $\pm$ 1,360 SF

NOT TO SCALE



PROPERTY PHOTOS





BUILDING 1 (FRONT BUILDING)



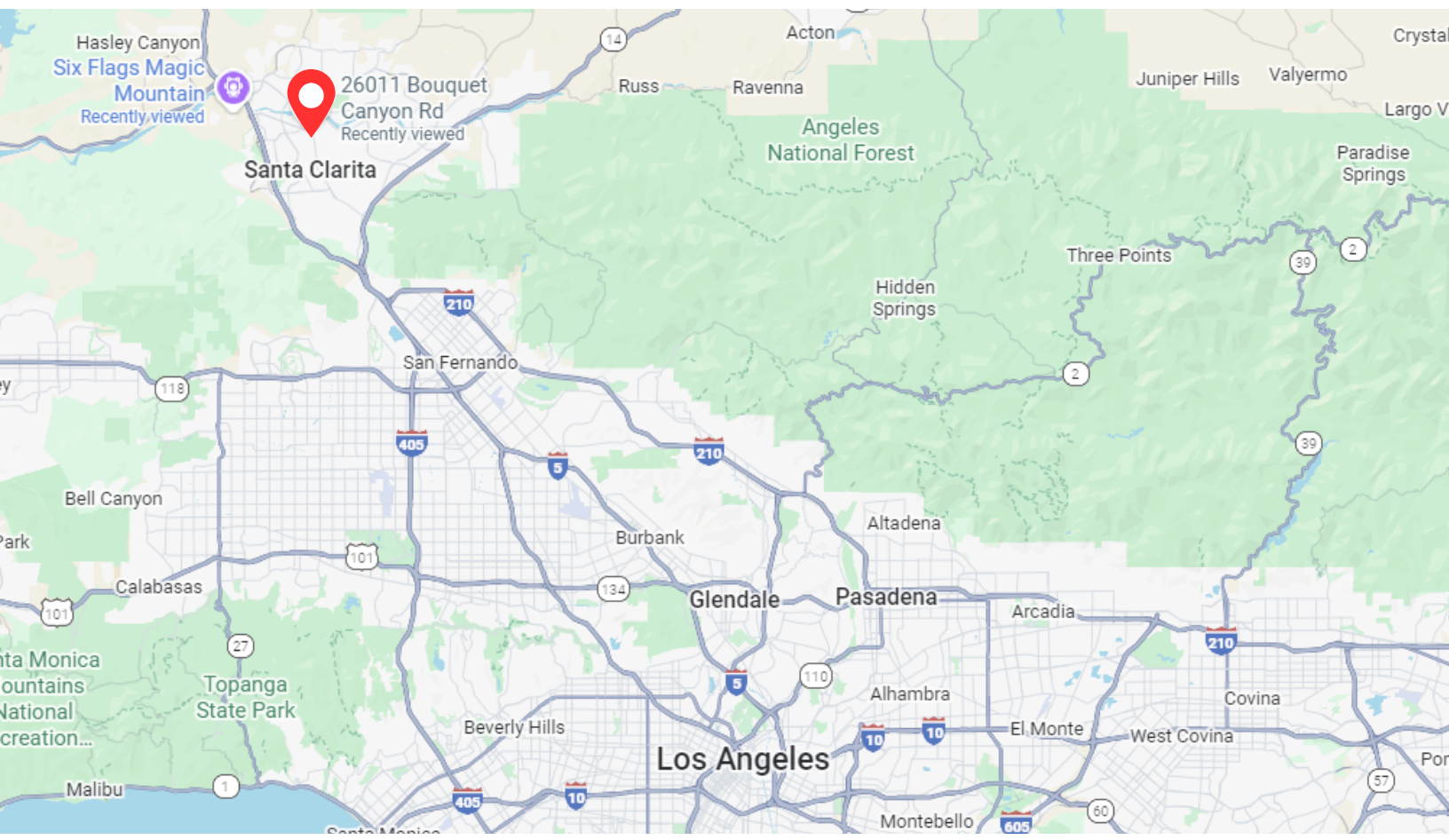


BUILDING 2 (BACK BUILDING)





AERIAL MAP



THE YAMZON TEAM

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