

± 0.98 AC Commercial Yard & Two Storage Buildings

26011 BOUQUET CANYON RD, SANTA CLARITA, CA 91350

FOR
LEASE



THE YAMZON TEAM



JORGE YAMZON

Senior VP / Director
(626) 786-5869

Jorgeyamzon@remax.net
CA DRE# 01359483

DEREK ING

VP / Senior Analyst
(626) 272-0948

Dereking.remaxcre@gmail.com
CA DRE# 02041751

POUPEE KOMENKUL

Broker-Associate
(818) 482-0085

Poupee7777@yahoo.com
CA DRE LICENSE #01060862

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

PROPERTY DESCRIPTION:

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

Lot Size: ± 0.98 AC (± 42,688 SF)

Bldg Size: ± 6,280 SF
Front Building: ± 4,920 SF
Back Building: ± 1,360 SF

Zoning: SCMX-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 SCMX-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.

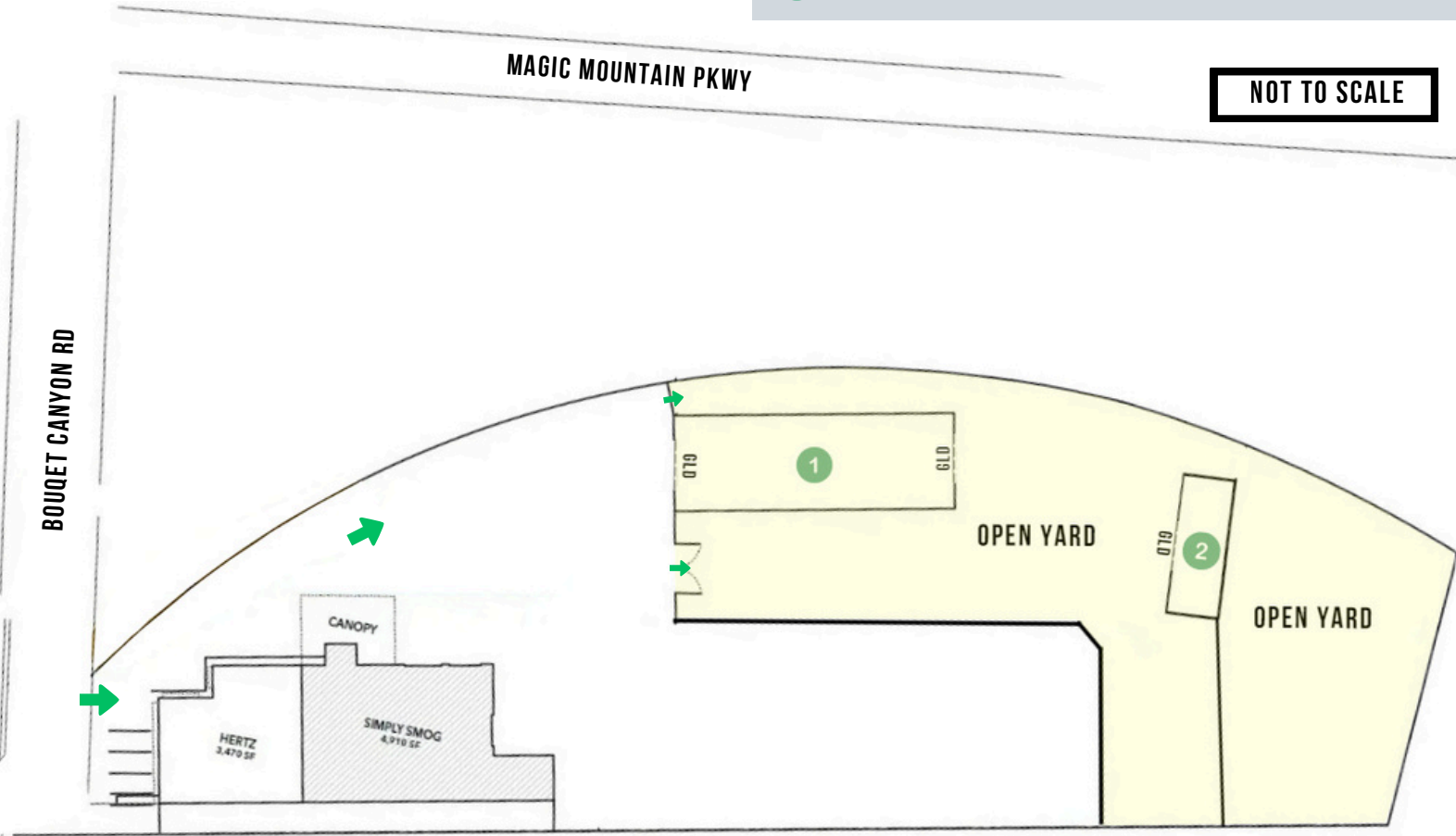
FLOOR PLAN

LOT: \approx 0.98 AC (\approx 42,688 SF)

1 BUILDING 1: FRONT BUILDING: \approx 4,920 SF

2 BUILDING 2: BACK BUILDING: \approx 1,360 SF

NOT TO SCALE



PROPERTY PHOTOS





BUILDING 1 (FRONT BUILDING)



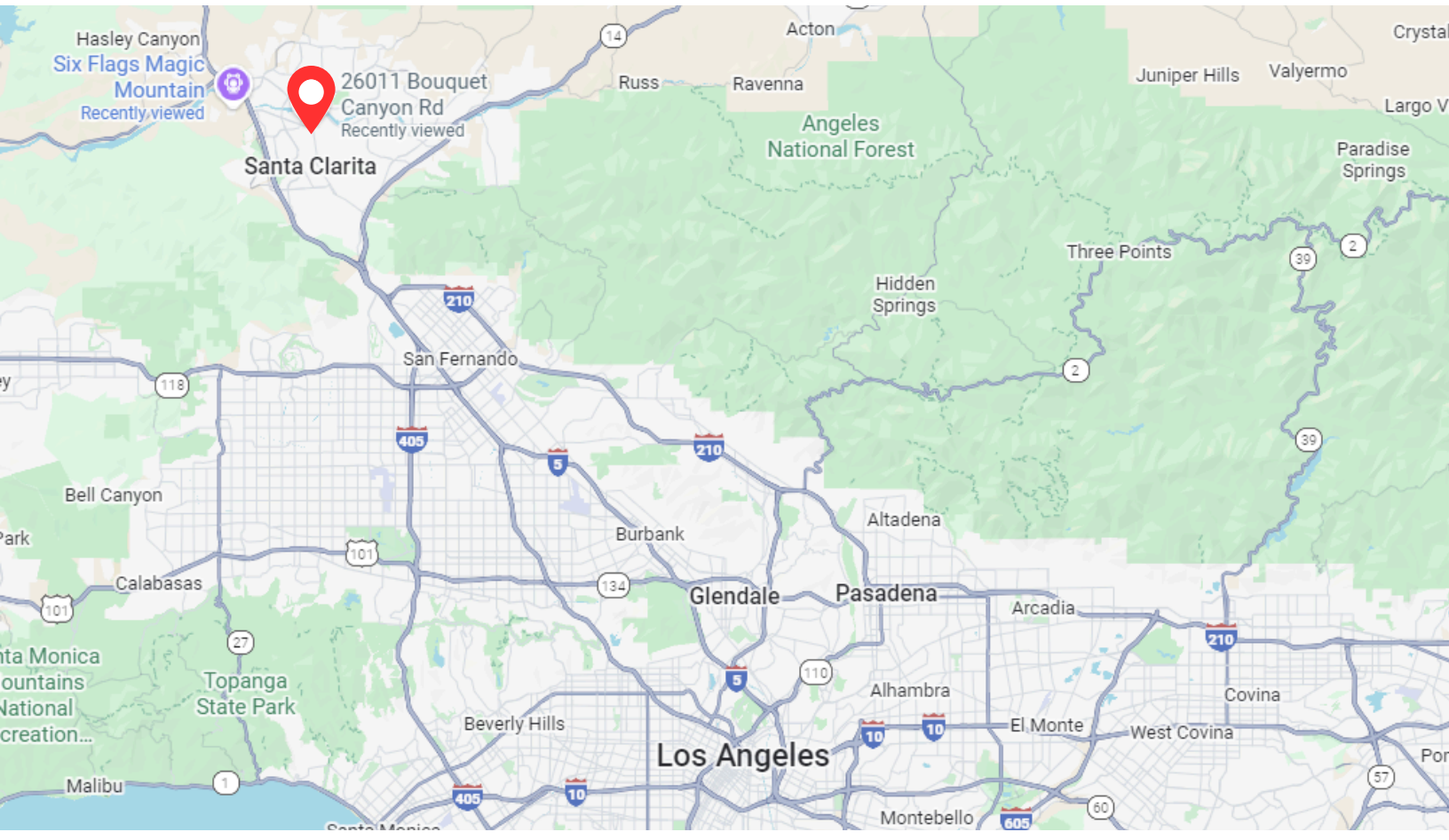


BUILDING 2 (BACK BUILDING)





AERIAL MAP



THE YAMZON TEAM

CONTACT

JORGE YAMZON

Senior Vice President / Director

Direct: 626-786-5869

Email: Jorgeyamzon@remax.net

CA DRE LICENSE #01359483

DEREK ING

VP / Senior Analyst

Direct: 626-272-0948

Email: Dereking.remaxcre@gmail.com

CA DRE LICENSE #02041751

POUPEE KOMENKUL

Broker-Associate

(818) 482-0085

Poupee7777@yahoo.com

CA DRE LICENSE #01060862

RE/MAX

COMMERCIAL