



# 26081 AVENUE HALL

SANTA CLARITA, CA | 91355

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Contact

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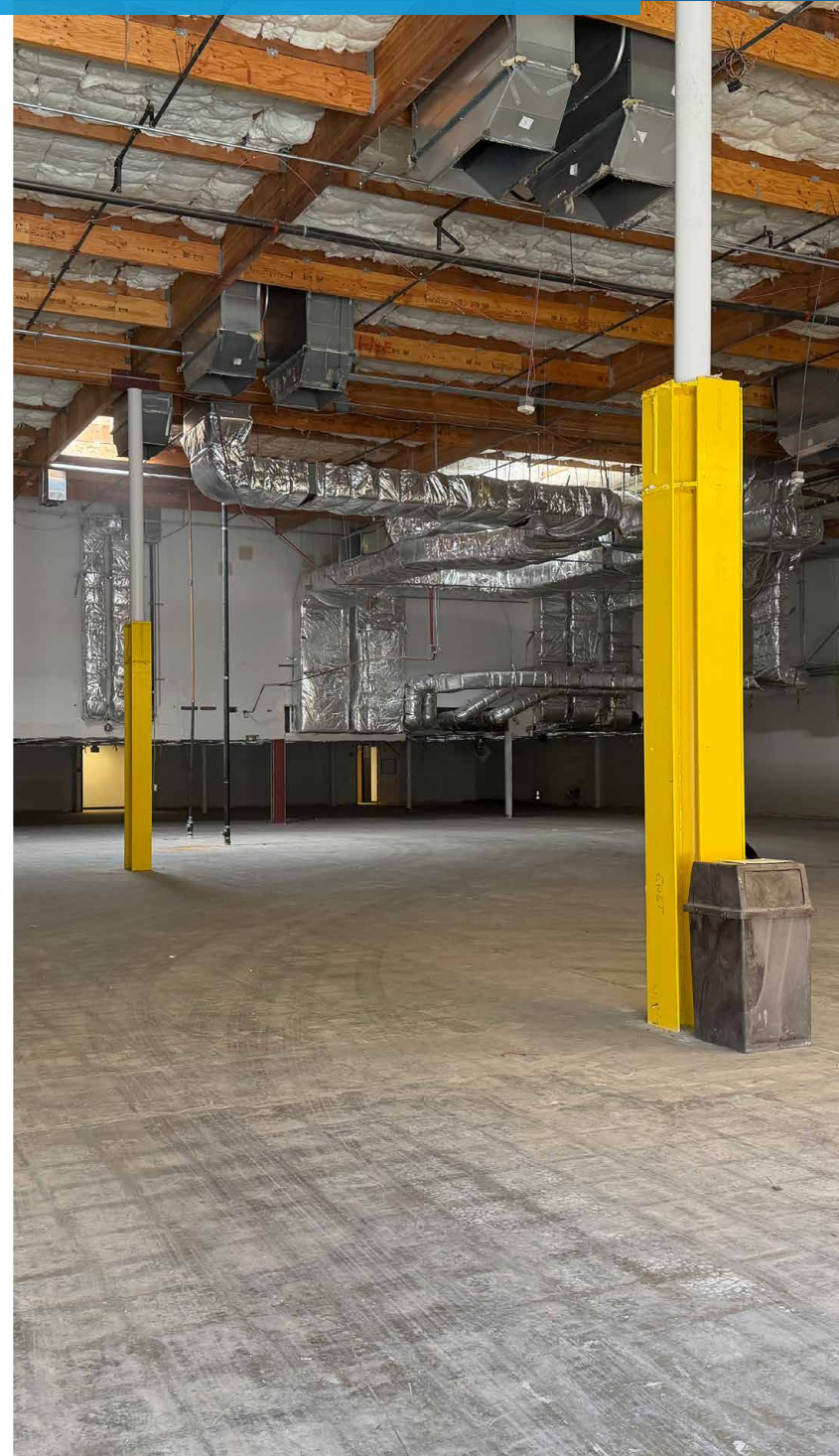


# A PREMIER, HIGH-POWER FREESTANDING FACILITY

## The Opportunity

Positioned in the heart of the Valencia Industrial Center, 26081 Avenue Hall represents a rare opportunity to lease a freestanding facility that blends heavy infrastructure with modern refinement. Ownership is currently underway with a comprehensive renovation of the entire site. This project is designed to increase functionality through the expansion of usable warehouse space and creating a versatile environment for advanced manufacturing, R&D, or corporate headquarters.





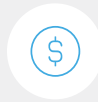
## Unrivaled Power & Infrastructure

The building is engineered to support high-intensity operations that most standard industrial sites cannot accommodate.



## Climate Control

The facility features 100% HVAC coverage, ensuring a temperature-controlled environment throughout the warehouse and office areas.



## Power & Redundancy

A massive 4,000 Amps of 277/480V power is bolstered by a 2,000 Amp backup generator, providing the ultimate peace of mind for mission-critical operations.



## Loading & Clearance

The space offers a 24' minimum warehouse clearance and is currently served by 3 grade-level doors, with the strategic potential to add dock-high loading to suit your logistics flow.



## Private & Secure Logistics

The building is engineered to support high-intensity operations that most standard industrial sites cannot accommodate.



## Unrivaled Power & Infrastructure

The property sits on an 3.34 acre private lot, offering a level of exclusivity and security rarely found in business parks. The expansive yard allows for flexible staging, secure parking, or



## The Santa Clarita Advantage

Located just minutes from the I-5 (Golden State) and SR-14 freeways, this site offers seamless connectivity to Greater Los Angeles, the San Fernando Valley, and northern distribution corridors.

# THE SANTA CLARITA ADVANTAGE

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Located just minutes from the I-5 (Golden State) and SR-14 freeways, this site offers seamless connectivity to Greater Los Angeles, the San Fernando Valley, and northern distribution corridors.

Choosing Santa Clarita is a strategic financial move. As one of the most business-friendly cities in the region, Santa Clarita offers:

- ✓ **Lower Overhead:**  
No Gross Receipts Tax and no Utility User Tax.
- ✓ **Simplified Growth:**  
A concierge-style permit process designed to help businesses scale quickly.
- ✓ **Talent Retention:**  
Proximity to master-planned residential communities and a highly skilled local workforce.





**Unit Size**

+/- 56,000 SF



**Lease Rate**

\$81,295.00



**Lease Rate/SF**

\$1.45



**Operating Expenses**

\$18,391.00



**Operating Expenses/SF**

\$0.32



**Office SF**

TBD



**Clear Height**

24'



**Ground Level Doors**

Three (3)



**Power**

4,000 Amps of 277/480 V 3 Phase Power  
2,000 Amp Backup Generator



**Parking Spaces**

190



**Sprinklered**

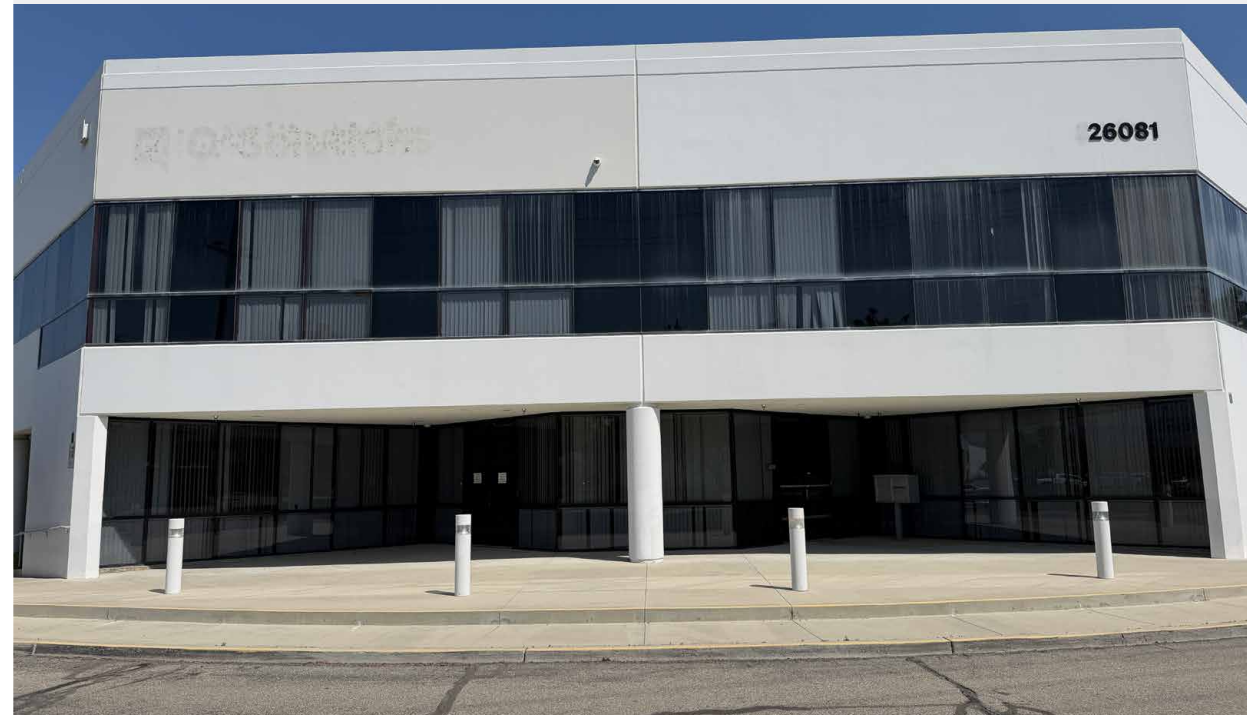
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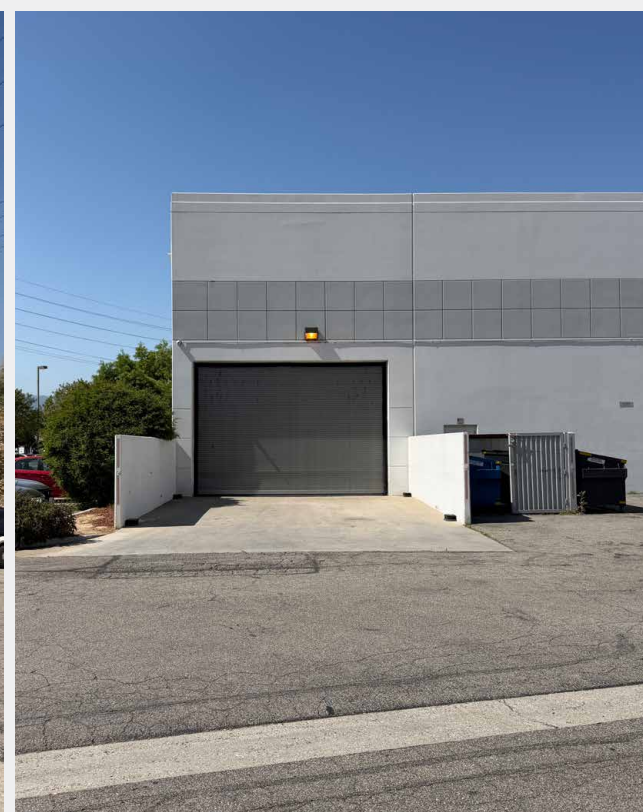


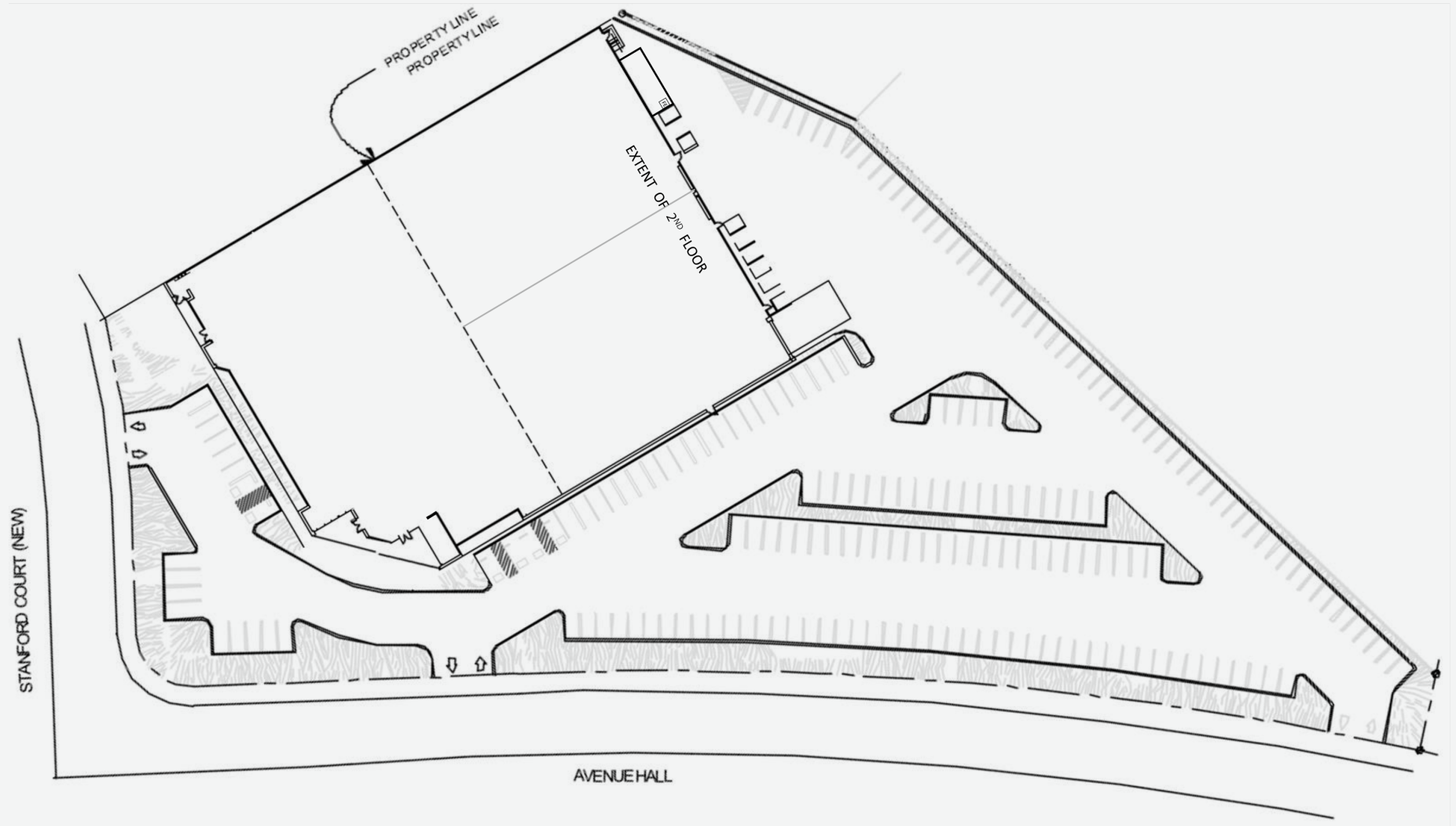
**HVAC**

100% Warehouse HVAC



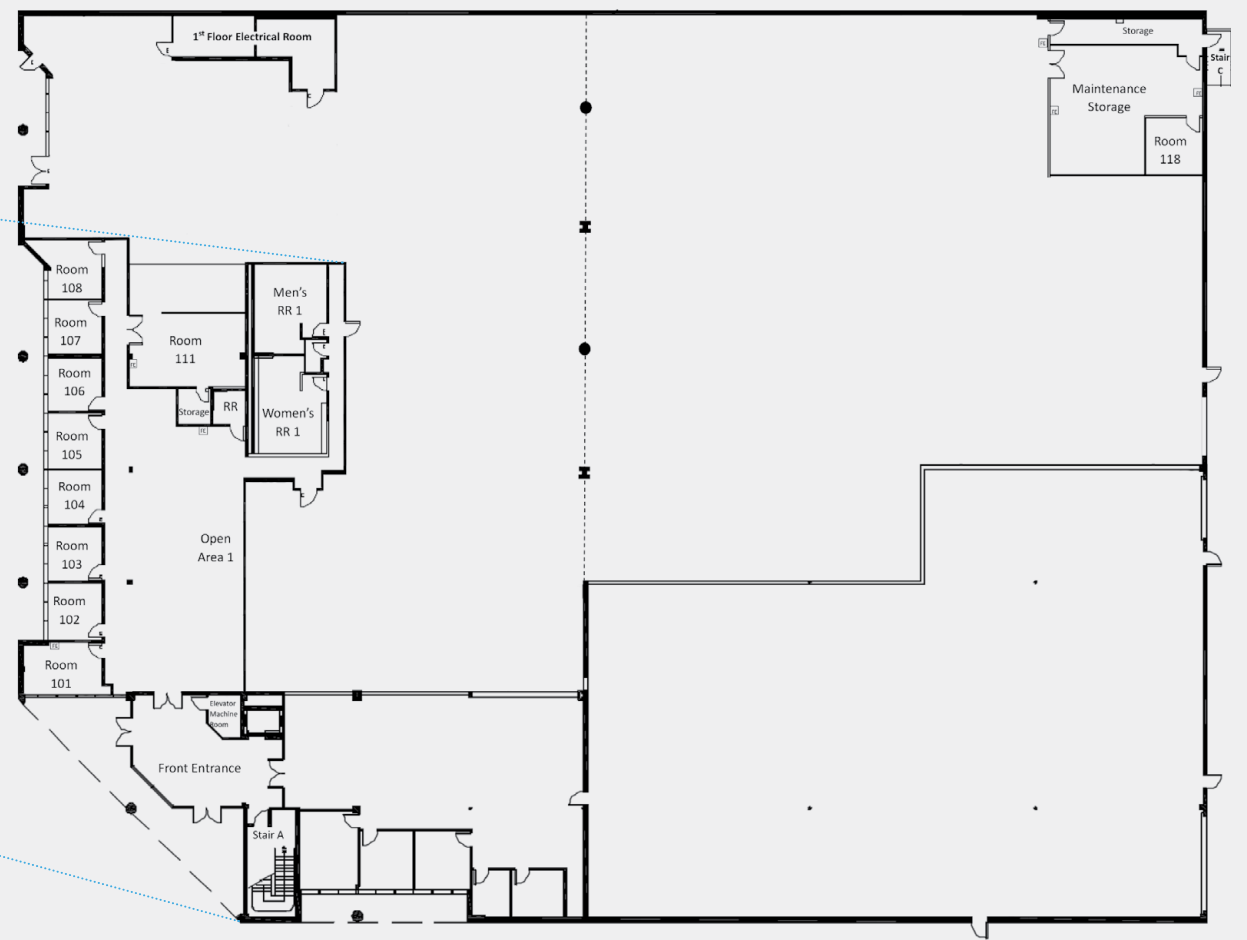
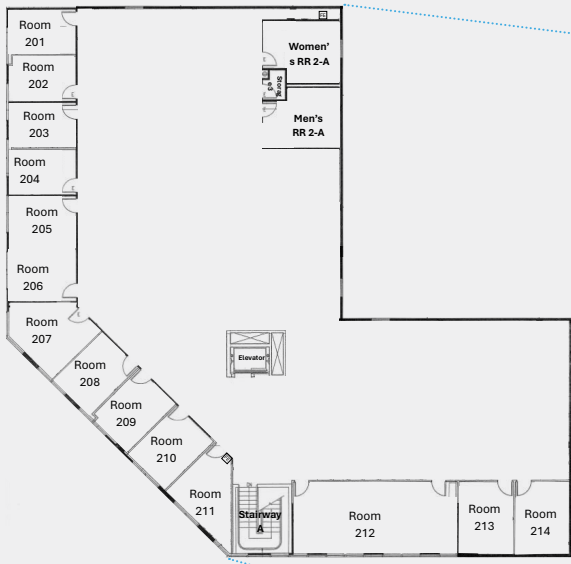






2<sup>ND</sup> FLOOR

1<sup>ST</sup> FLOOR



# SANTA CLARITA



ON/OFF  
RAMPS



AVENUE STANFORD

NEWHALL RANCH RD

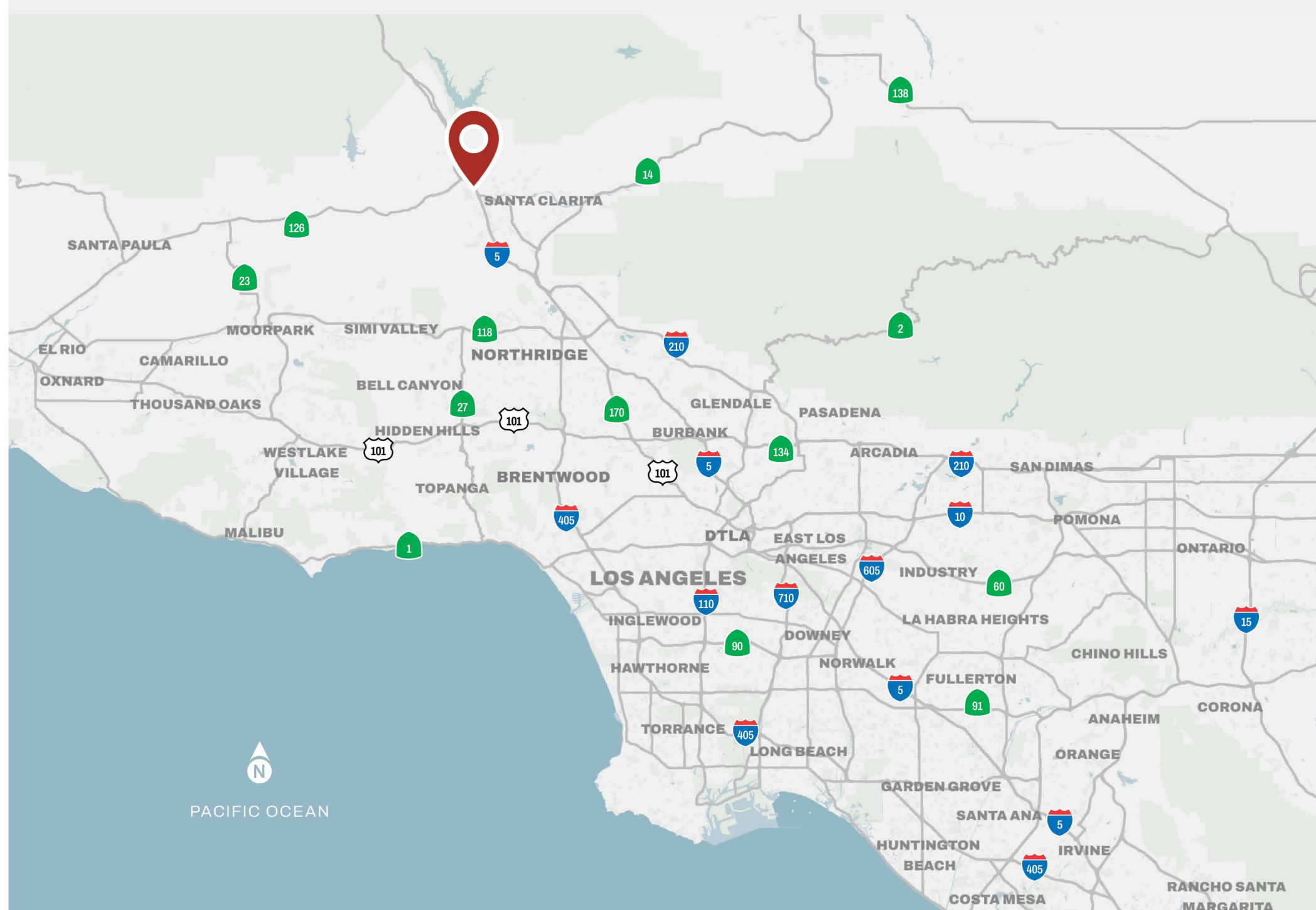


SITE

TECHNOLOGY DR

AVE HALL

AVE HALL



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