

**FOR LEASE**

Lease Rate: \$1.35/SF NNN

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

**BROKER BONUS!**

\$1/SF Bonus on Five Year Term

\$2/SF Bonus on Ten Year Term

**EXCLUSIVELY LISTED BY:**

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**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	\$0.34/SF
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



LEASE RATE/SF  
\$1.35



CLEAR HEIGHT  
24'



FULL  
HVAC



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



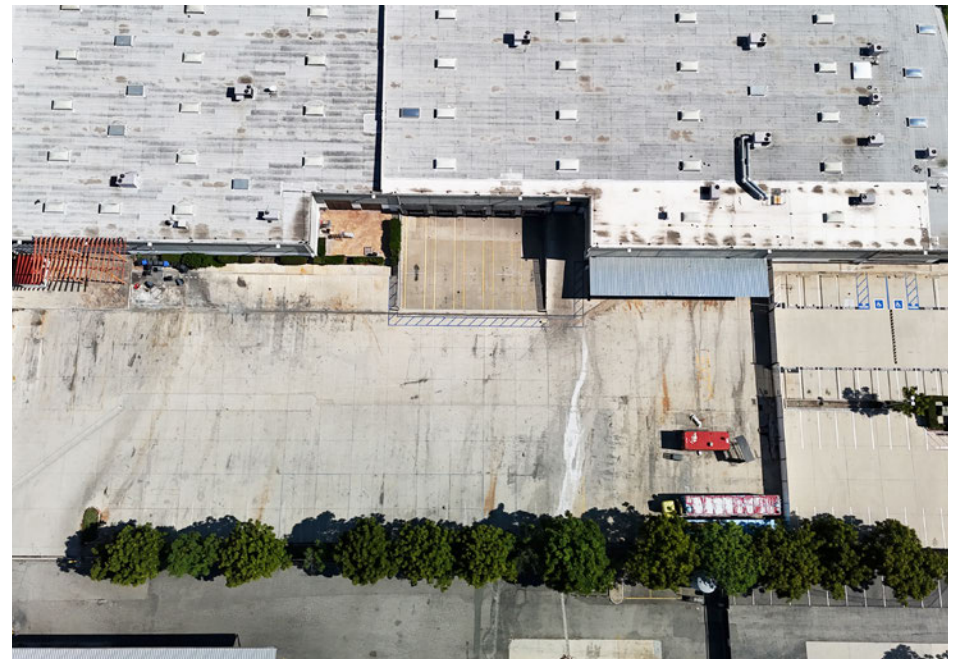
LOADING  
ONE (1) 12'X12' GROUND LEVEL DOOR  
SIX (6) 10'X10' DOCK HIGH DOORS



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



# PROPERTY PHOTOS



3 26455 RUETHER AVE SANTA CLARITA CA 91350

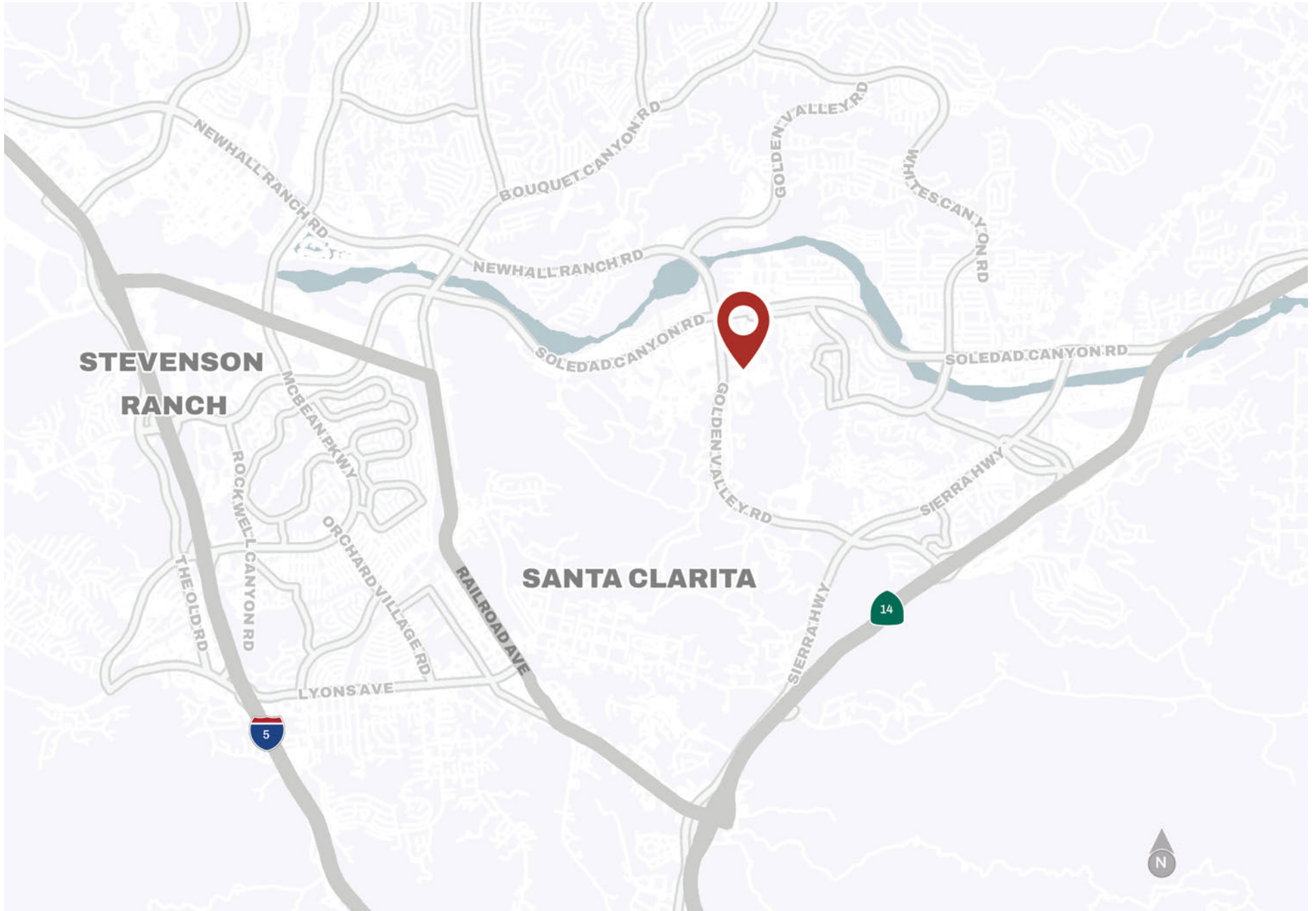
# PROPERTY PHOTOS



# SITE PLAN



# LOCATION MAP



# LOCATION MAP



# AERIAL MAP



# AERIAL MAP



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