

# 23780 NEWHALL AVENUE

## SANTA CLARITA

### OUTSTANDING MODERN SPACE FOR LEASE

#### **TODD WUSCHNIG**

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
CORPORATE ID #01191898

# 23780 NEWHALL AVENUE SANTA CLARITA

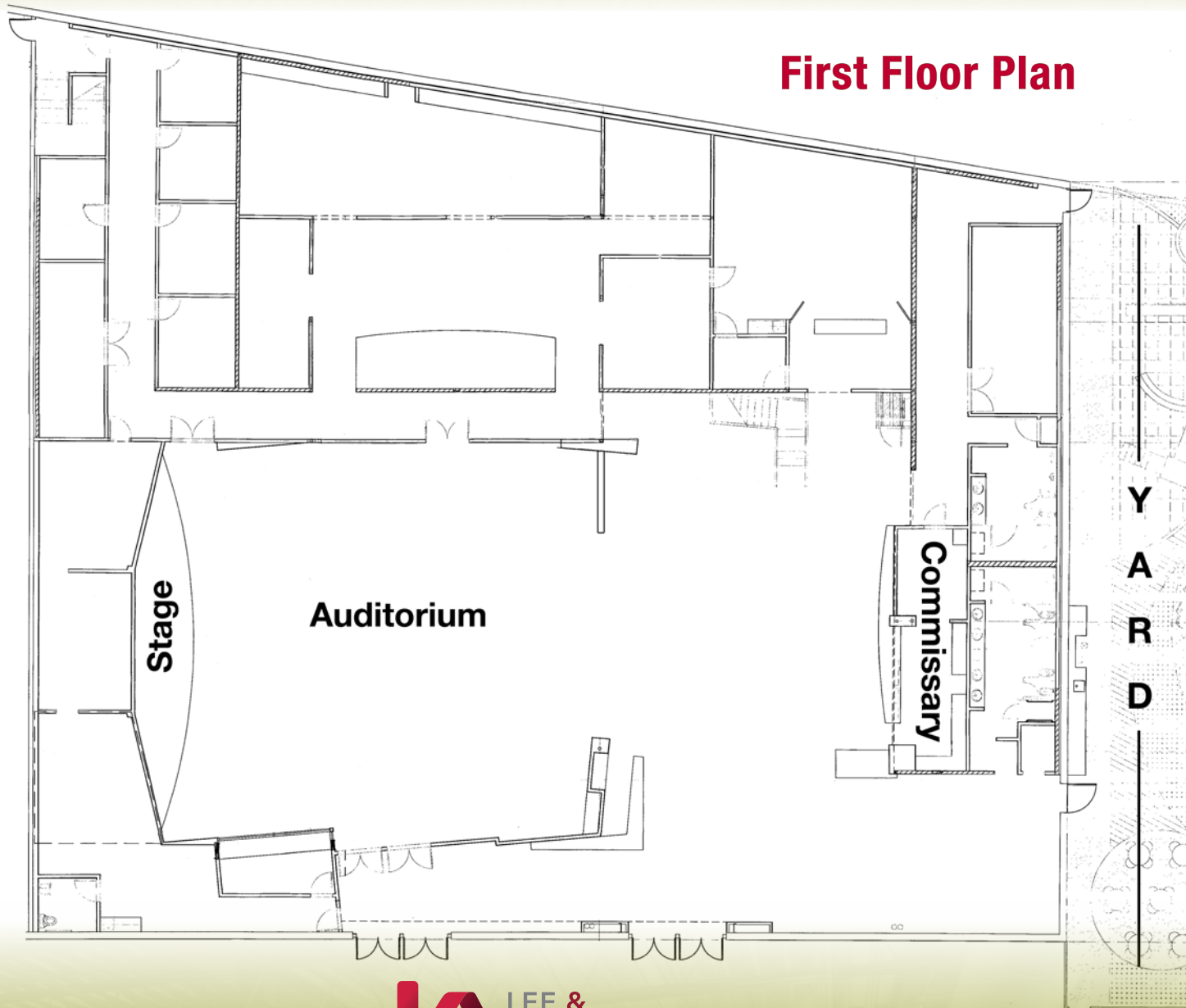
- **ADDRESS:** 23780 Newhall Ave., Santa Clarita, CA 91321
- **SIZE:** 23,600 SF
- **RENTAL RATE:** Negotiable
- **PARKING:** 5/1000 FREE
- **AVAILABILITY:** Immediate

## PROPERTY HIGHLIGHTS

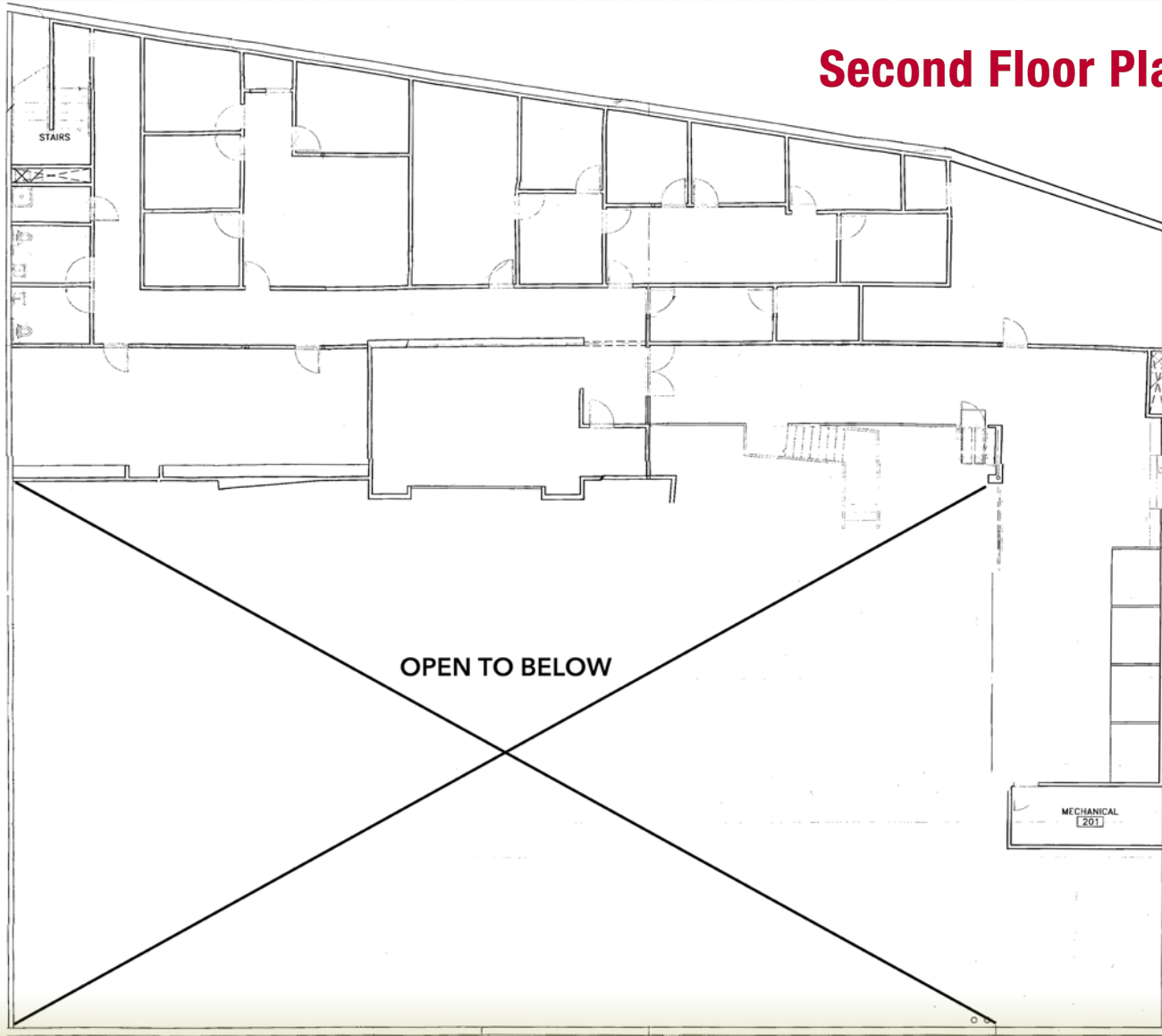
- Highly Upgraded with Over-Standard Improvements
- Flexible Layout for Many Businesses (Restaurant / Brewery / Religious Center / Theater / Gym / Child Care Facility)
- Excellent Visibility - Prominent Building and Pylon Signage Available
- Private and Gated Side Yard
- Signalized Corner Location
- Join Dollar Tree, Starbucks, Panda Express, Subway and Many More Retailers
- Easy Access to the 5 and 14 Freeways
- 20 Minutes to Burbank
- Minutes From Old Town Newhall and Valencia



First Floor Plan



**Second Floor Plan**



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**Call Broker for full picture file**



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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For further information contact:

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**Call Now for More Information and to  
Schedule a Tour of the Building**