

FOR LEASE

Lease Rate: \$1.45/SF NNN

20758 CENTRE POINTE PARKWAY

Santa Clarita, CA 91350

27,354 SF Distribution Building

EXCLUSIVELY LISTED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS

20758 CENTRE POINTE PARKWAY, SANTA CLARITA, CA 91350

| | |
|----------------------------|--|
| Building Size: | 27,354 SF |
| Monthly Rent: | \$39,663.30 |
| Lease Rate /SF: | \$1.45 NNN |
| Operating Expenses: | \$6,838.50 |
| Operating Expenses /SF: | \$0.25 |
| Clear Height: | 24' |
| Dock High Doors: | Two (2) 8.5' x 10' |
| Ground Level Doors: | One (1) 12'x14' |
| Power: | 400 Amps (Expandable to 1200); 277-480 Volts; 3 Phase |
| Parking Spaces: | 57 |
| Sprinklered: | Yes |
| Office SF: | 2,537 SF |
| Finished Office Mezzanine: | 1,963 SF |
| Restrooms | Three (3) |
| Zoning | BP |
| To Show | Call Broker |



LEASE RATE/SF
\$1.45



CLEAR HEIGHT
24'



POWER
400A (Expandable to 1200),
277-480V 3PH, 4W



LOADING
TWO (2) 8.5'X10' DOCK HIGH DOORS
ONE (1) 12'X14' GROUND LEVEL DOOR



PROPERTY PHOTOS

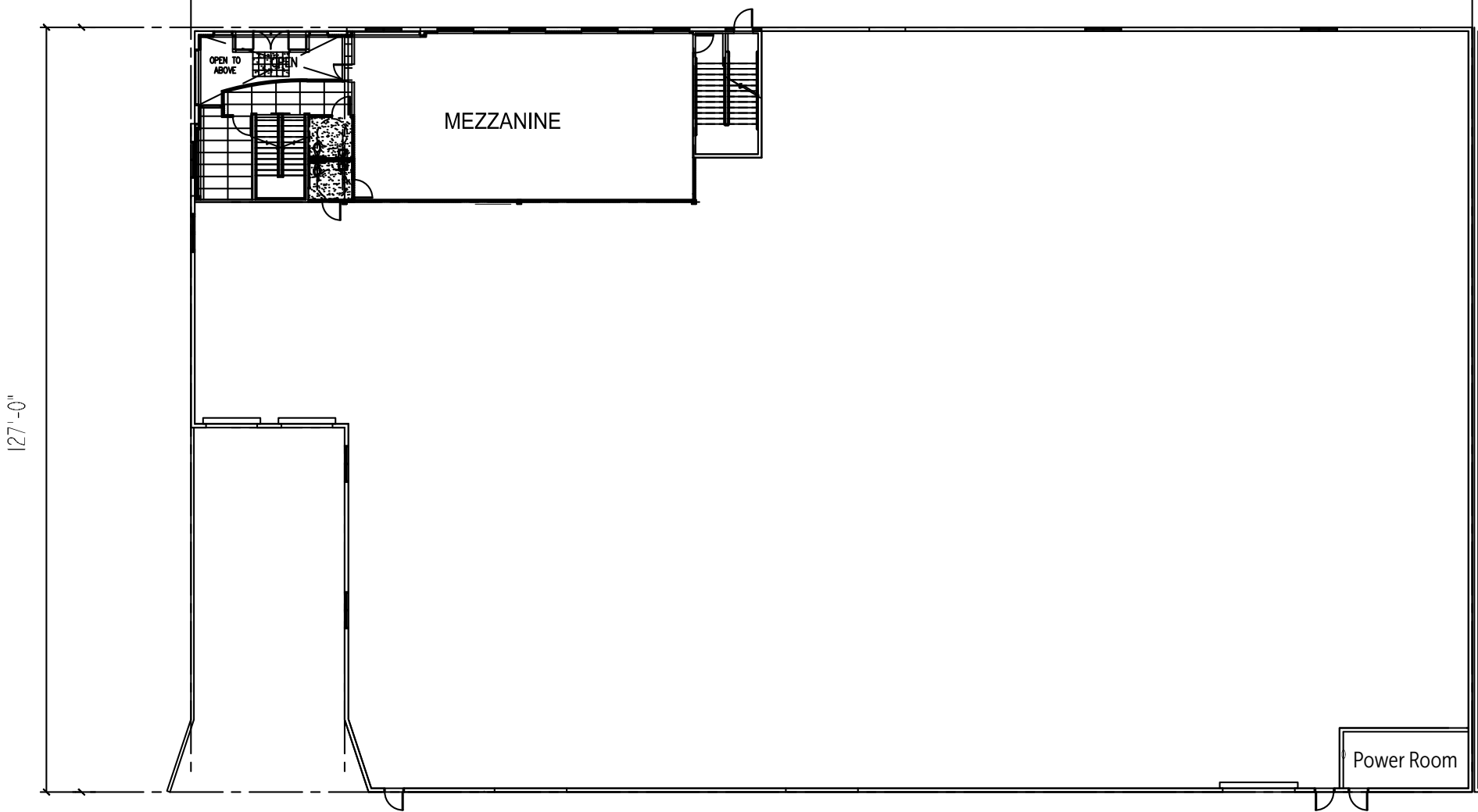


PROPERTY PHOTOS



FLOOR PLAN

212'-9"



127'-0"

MEZZANINE

Power Room

AERIAL MAP



AERIAL MAP



AMENITIES MAP



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Santa Clarita, CA 91350
27,354 SF DISTRIBUTION BUILDING

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