

Industrial | For Lease

SAUGUS STATION INDUSTRIAL CENTER

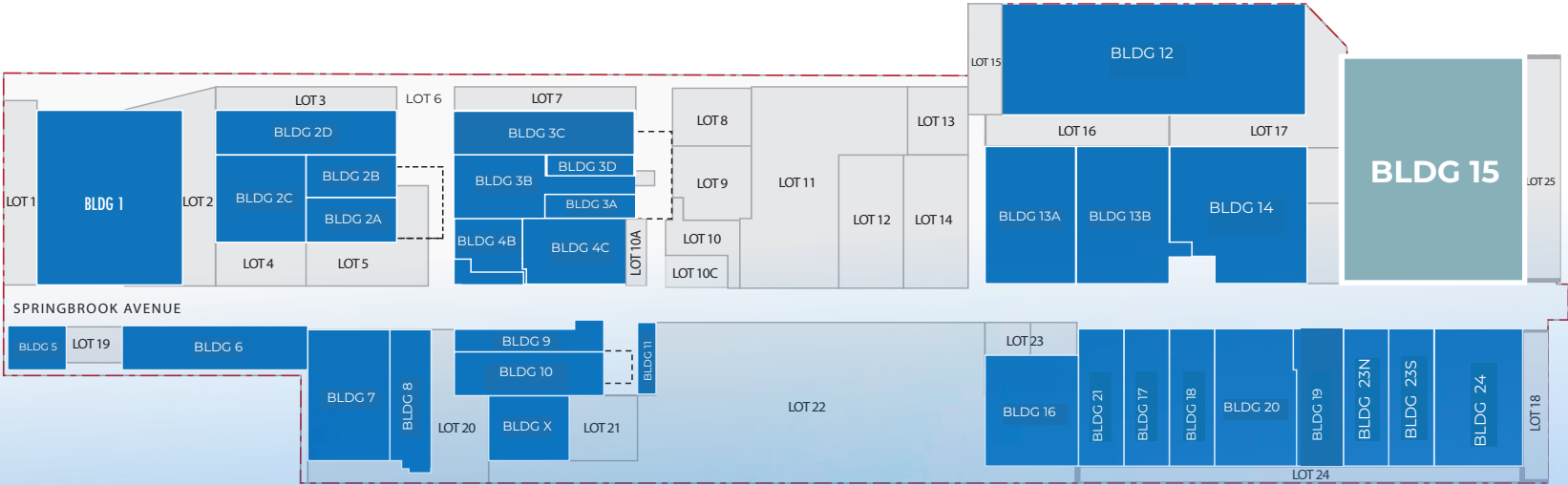


25530 SPRINGBROOK AVE, BUILDING 15 | SANTA CLARITA, CA

CBRE

Overall Site Plan

■ AVAILABLE BUILDING



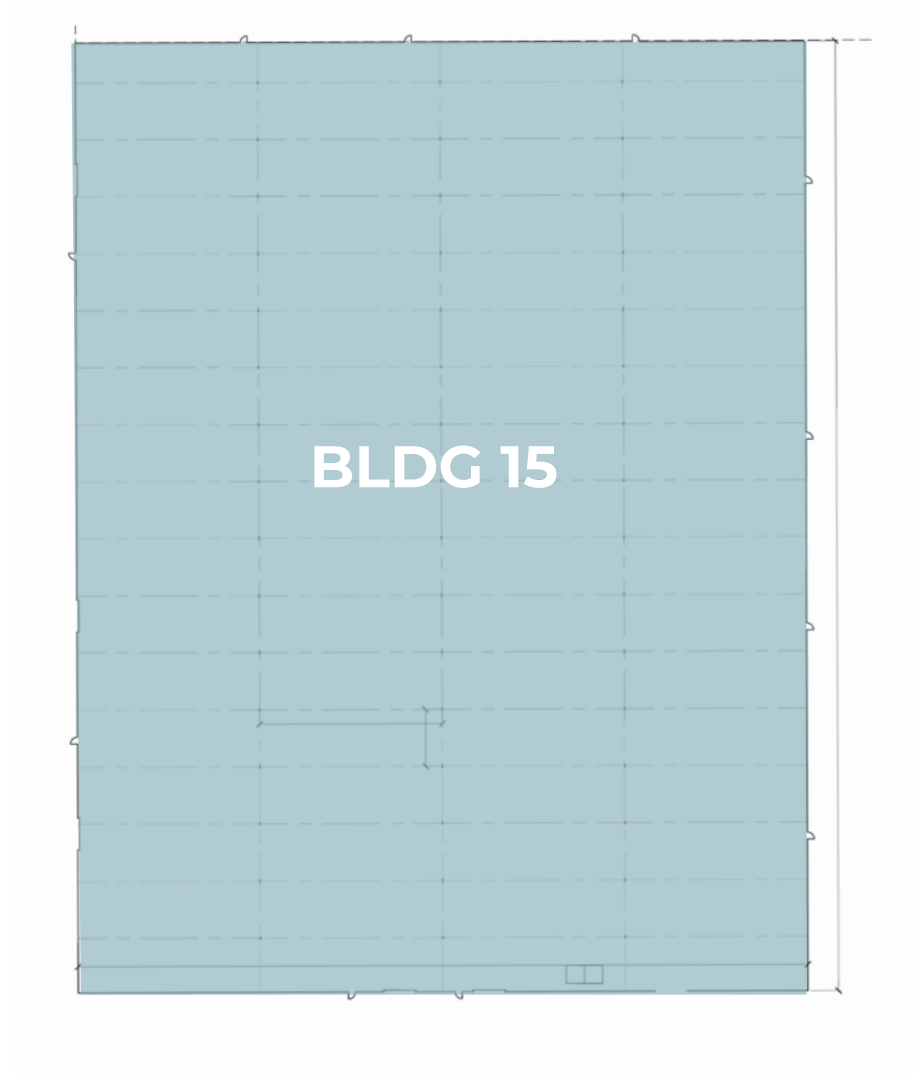
Property Information

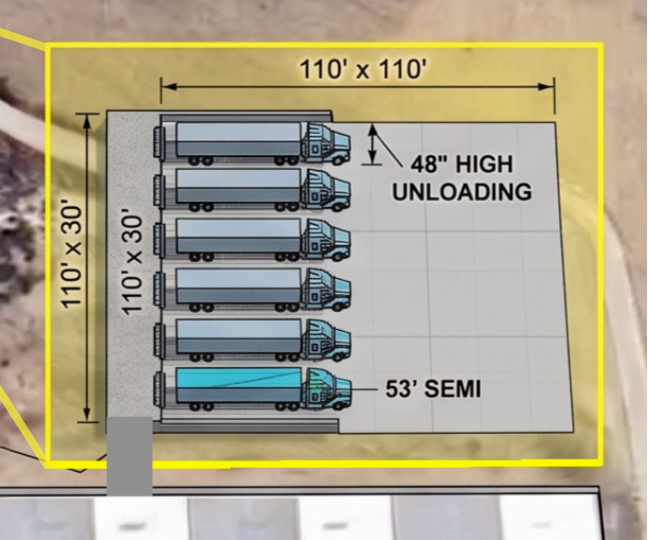
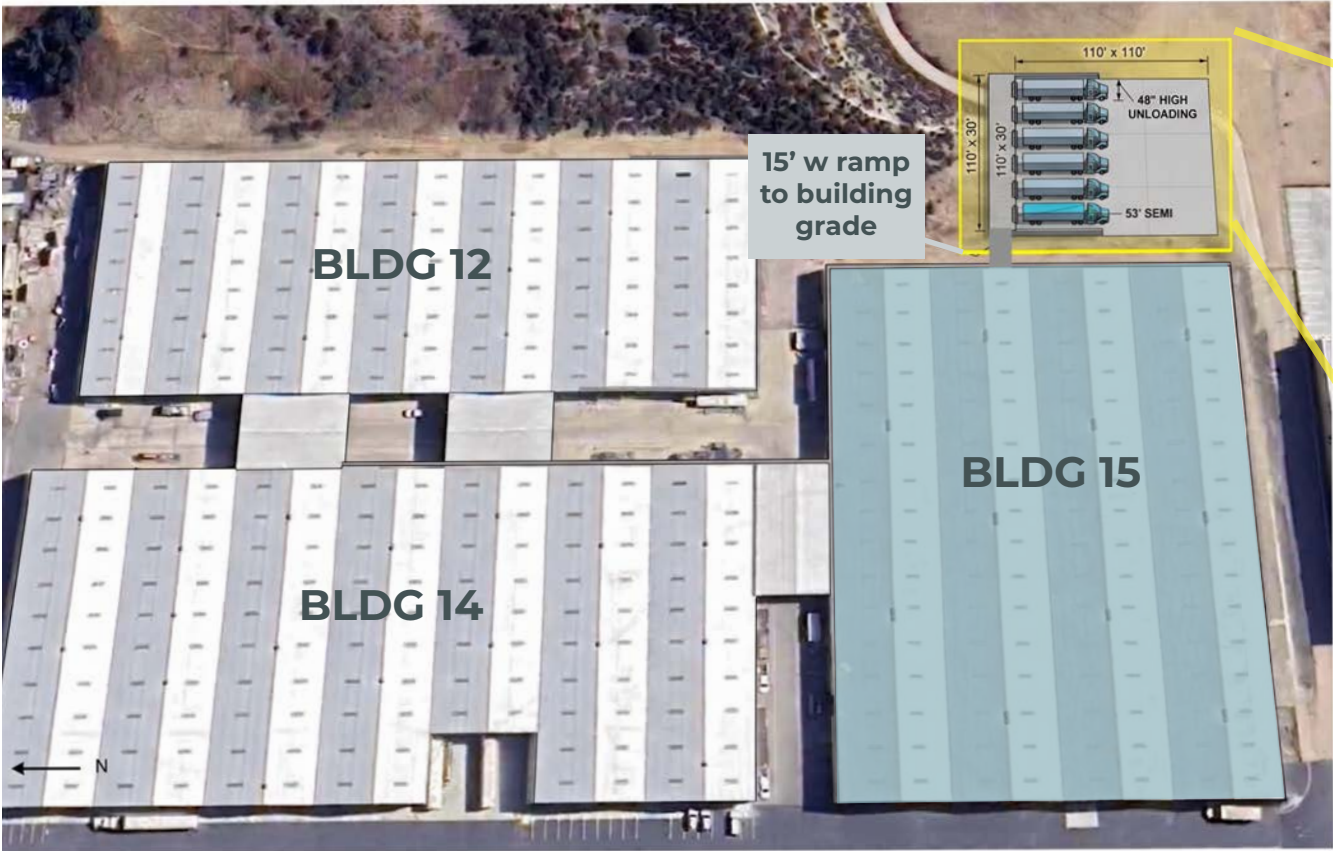
- Pro-Business Climate, No Gross Receipts Tax or Utility User Taxes
- On-Site Security
- Dock-High and Ground-Level Loading Access
- Central Santa Clarita Location / Valencia Adjacent
- Highest Industrial Zoning in Santa Clarita Valley
- Access to 6 Major Highways

25530 SPRINGBROOK AVE, BUILDING 15

AVAILABLE SF:	133,216 SF
ASKING RATE:	\$0.92/SF/MONTH NNN
OPERATING EXPENSES:	\$0.33/SF/MONTH
GROUND LEVEL	3 (12' x 14')
DOORS:	2 (14' x 16')
DOCK HIGH DOORS:	1 (14' x 12')
*Potential for additional Dock High Doors	1 (14' x 15')
CLEAR HEIGHT:	25' to 39'
SPRINKLERS:	Yes
PARKING:	In Common
POWER	TBD

Floor Plan





Conceptual Dock-High Loading Plan

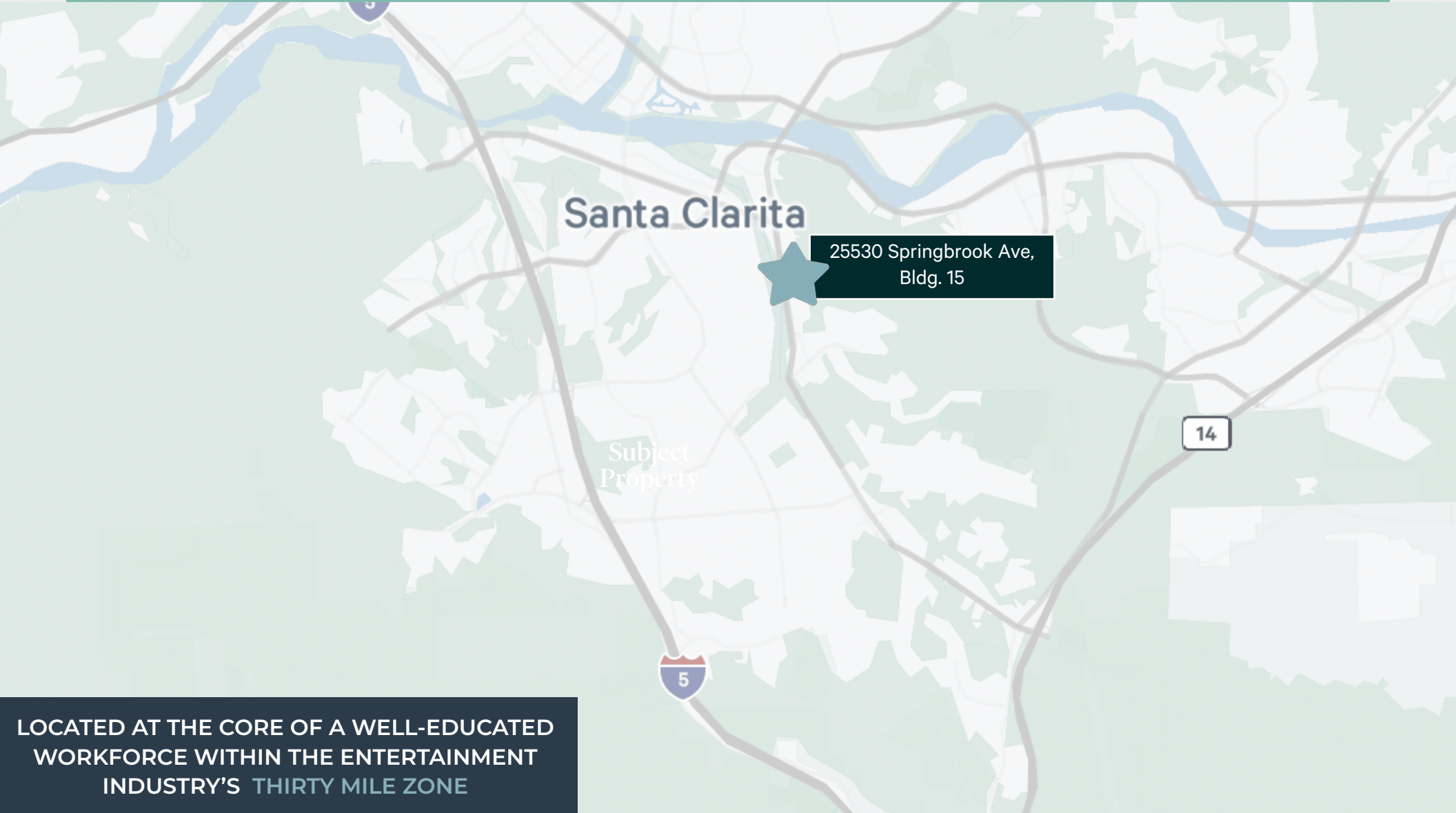
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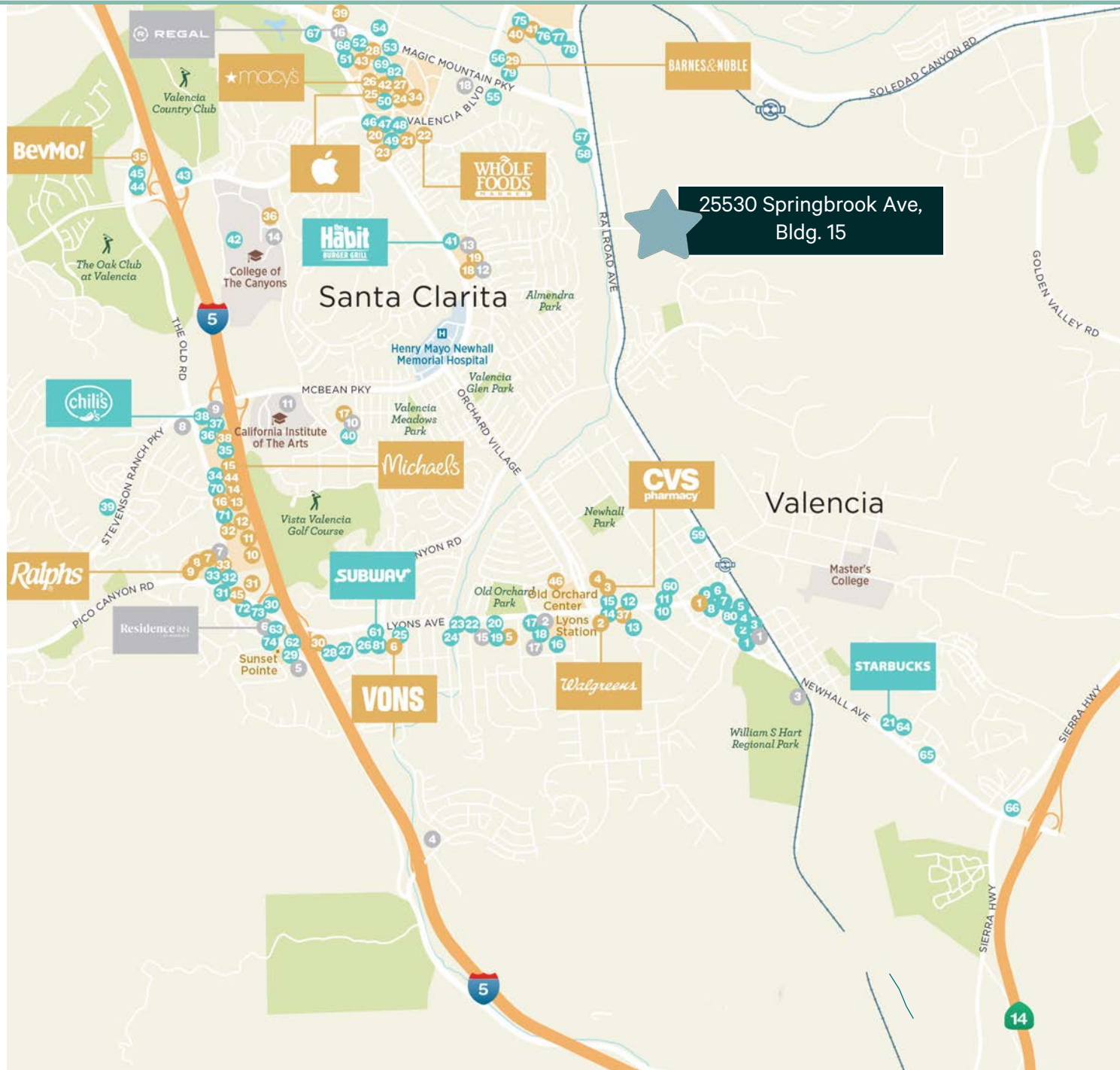
SAUGUS STATION INDUSTRIAL CENTER



LOCATED AT THE CORE OF A WELL-EDUCATED
WORKFORCE WITHIN THE ENTERTAINMENT
INDUSTRY'S THIRTY MILE ZONE

The Area

Amenity Map



EATERIES

- 1 Smokehouse on Main
- 2 The Old Town Junction
- 3 El Trocadero Steak House
- 4 Persia Lounge & Restaurant
- 5 Eighth & Rail
- 6 Maria's Italian-American Deli
- 7 El Pueblo Restaurant
- 8 Egg Plantation
- 9 Honu Coffee
- 10 Tacos Burritos El Pato
- 11 Jimmy Dean's
- 12 Noche Azul
- 13 Cathy's Delicatessen
- 14 Round Table Pizza
- 15 Sam's Flaming Grill
- 16 Eat Real Café
- 17 Light & Healthy Sushi Bar
- 18 Hidden Havana Cuban Cafe
- 19 Lily's Cafe
- 20 Coffee Kiosk
- 21 Starbucks
- 22 Grand Panda
- 23 Bricks
- 24 Doc's Inn
- 25 Don Cuco Mexican Restaurant
- 26 Rose & Crown British Restaurant
- 27 Vincenzo's Newhall Pizza
- 28 Genghis Khan Restaurant
- 29 Outback Steakhouse
- 30 IHOP
- 31 Coco's Bakery Restaurant
- 32 Spumoni Pizza Restaurant
- 33 Yamato Restaurant
- 34 New Kyoto Sushi
- 35 Claim Jumper Restaurant
- 36 Jamba Juice
- 37 Urbane Cafe
- 38 Chili's Grill & Bar
- 39 Stevenson Donuts & Bakery
- 40 JJ's Bar & Grill
- 41 The Habit Burger Grill
- 42 Subway
- 43 Baja Fresh
- 44 Magic Pizza SCV
- 45 Fatburger
- 46 Corner Bakery Cafe
- 47 Yogurtland
- 48 Islands Restaurant
- 49 Cafe Rio Mexican Grill
- 50 Lazy Dog Restaurant & Bar
- 51 BJ's Restaurant & Brewhouse
- 52 Buca di Beppo
- 53 Chick-fil-A
- 54 Mimi's Cafe
- 55 Toppers Pizza
- 56 Black Bear Diner
- 57 The Original Saugus Cafe
- 58 Siam Rice II
- 59 Honey Donuts
- 60 Dario's Mexican
- 61 Subway
- 62 In-N-Out Burger
- 63 Denny's
- 64 Panda Express
- 65 Tortas Ahogadas
- 66 Carl's Jr.
- 67 Alchemy
- 68 Salt Creek Grille
- 69 The Cheesecake Factory
- 70 Jersey Mike's Subs
- 71 Wood Ranch BBQ & Grill
- 72 Jack in the Box
- 73 Taco Bell
- 74 Chuy's Stevenson Ranch
- 75 Karma
- 76 Mama's Table
- 77 Stonefire Grill
- 78 The Tea Garden Cafe
- 79 Firehouse Subs
- 80 Jazmin's Bakery
- 81 Tutti Frutti
- 82 Stone Oven Fire Grill

SHOPPING

- 1 Brave New World
- 2 Walgreens
- 3 CVS
- 4 ALDI
- 5 Smart & Final Extra!
- 6 Vons
- 7 Guitar Center
- 8 PetSmart
- 9 Ralphs
- 10 Walmart
- 11 Bed Bath & Beyond
- 12 Staples
- 13 Marshalls
- 14 Old Navy
- 15 Michaels
- 16 Casual Male XL
- 17 The Book Exchange
- 18 Down & Beyond Ski Wear Outlet
- 19 Nick Rail Music
- 20 Crossroads
- 21 Val Surf
- 22 Whole Foods Market
- 23 Kohl's Valencia
- 24 MAC Cosmetic
- 25 Apple
- 26 Macy's
- 27 JCPenney
- 28 Pottery Barn
- 29 Barnes & Noble
- 30 Cycle Gear
- 31 Camping World
- 32 Barbeques Galore
- 33 GNC
- 34 H&M
- 35 BevMo!
- 36 Santa Clarita Farmers' Market
- 37 Bloomies Florist
- 38 Sally Beauty
- 39 Target
- 40 CosmoProf
- 41 Incycle Bicycles
- 42 LOFT
- 43 Banana Republic
- 44 Cost Plus World Market
- 45 Goodwill
- 46 Vallarta Supermarkets

OTHER

- 1 Canyon Theatre Guild
- 2 Arcane Escape Rooms
- 3 William S Hart Museum
- 4 Santa Clarita Athletic Club
- 5 Hampton Inn
- 6 Residence Inn
- 7 LA Fitness
- 8 Chuck E. Cheese
- 9 Stevenson Ranch Library
- 10 Apollo's Barber Shop
- 11 California Institute of the Arts
- 12 Pinot's Palette
- 13 Orangetheory Fitness
- 14 SC Performing Arts Center
- 15 Valencia Lanes
- 16 Edwards Theater
- 17 Hot Yoga Haven
- 18 Valencia Public Library

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BUILDING 15,
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