

SPACE AVAILABLE IN PROMINENT  
± 70-ACRE ENTERTAINMENT SECTOR  
INDUSTRIAL COMPLEX

# saugusstation

INDUSTRIAL CENTER

SANTA CLARITA, CA 91350



PRIME CITY OF SANTA CLARITA LOCATION WITHIN ENTERTAINMENT INDUSTRY COMMUNITY

8 Industrial Spaces Ranging From 8,000 SF to 133,216 SF Available for Lease  
at Established and Prominent Industrial Complex

**CBRE**



# A Community of Industry Leaders & Game Changers

The Santa Clarita Valley is magnetic. Hugged by greenery, rolling hills, and endless amenities, this celebrated region of Southern California is a seamless gathering of big city and big community. The area is a success story driven by steady, thoughtful reinvention, stunning landscapes, and an unparalleled quality of life. Unsurprisingly, it is also one of the most sought after submarkets in the country and the home of the Saugus Station Industrial Center (The Center) - a nearly 70- acre industrial complex well-known to the entertainment industry with numerous major service providers like Sony, CBS, Scenic Expressions among others housing support operations at the property. Now it's time for the next success story. Yours.



The Center, adjacent to Valencia in the award-winning City of Santa Clarita, currently has 8 buildings available for lease ranging in size from 8,000 SF to 133,216 SF with additional yard area available on some properties. Features include:

- Pro-Business Climate, No Gross Receipts Tax or Utility User Taxes
- Central Santa Clarita Location / Valencia Adjacent
- Lowest Cost Industrial Space
- Some Spaces Include Additional Yard Area
- Amenity-rich Environment, Close to Excellent Dining/ Shopping
- Rapid Access to 6 Major Highways

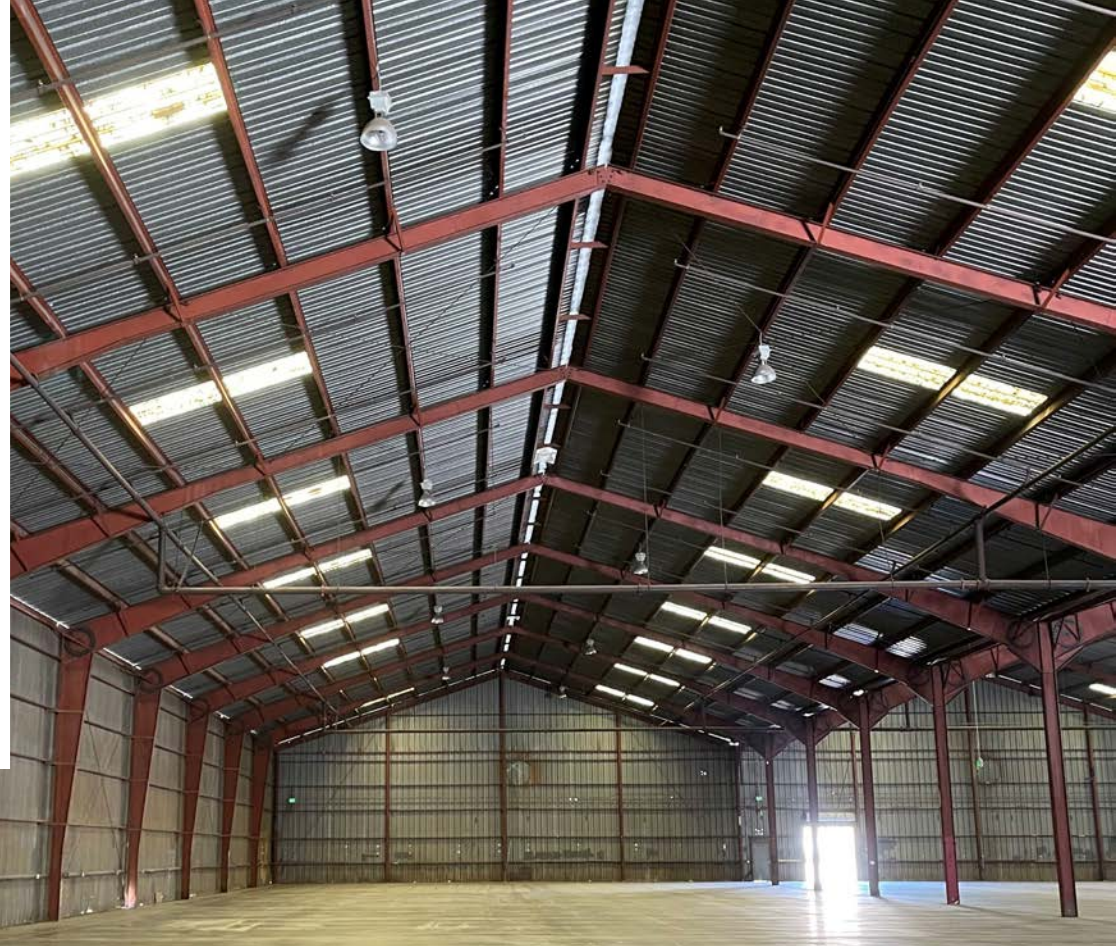


**INDUSTRIAL PROPERTIES RANGING IN SIZE FROM 8,000 SF  
to 133,216 SF CURRENTLY AVAILABLE AT WELL-KNOWN  
INDUSTRIAL COMPLEX**



The Saugus Station Industrial Center is more than a location, it's a community of industry giants leveraging the pro-business environment of the City of Santa Clarita.

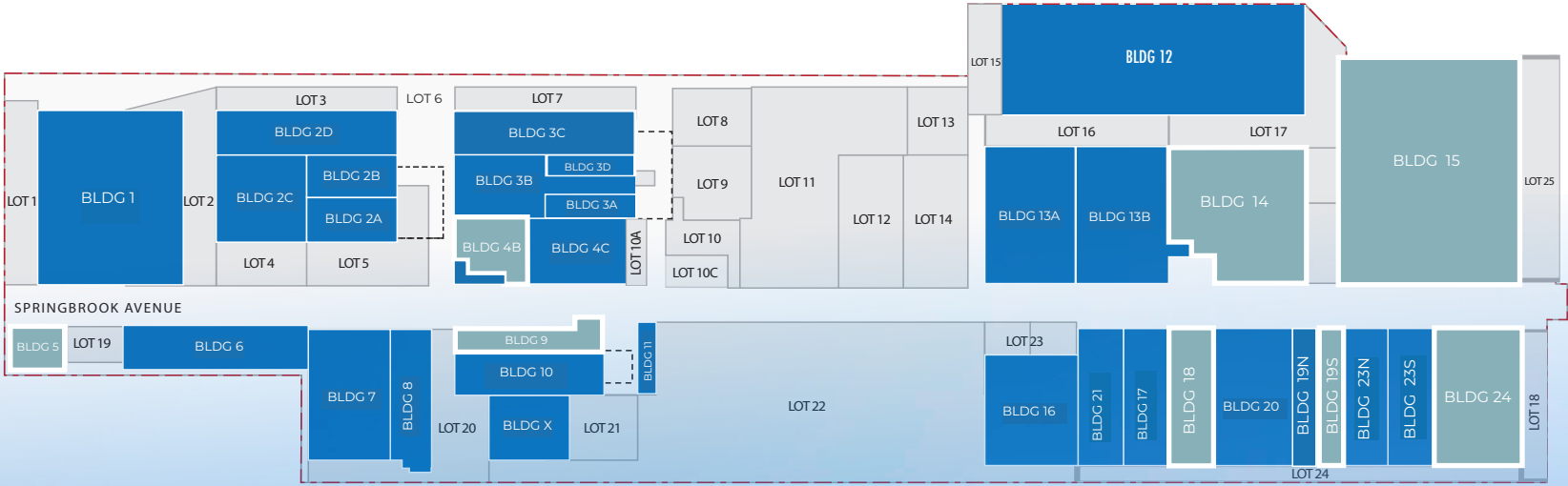




# Overall Site Plan

## LAY OF THE LAND

■ AVAILABLE BUILDING



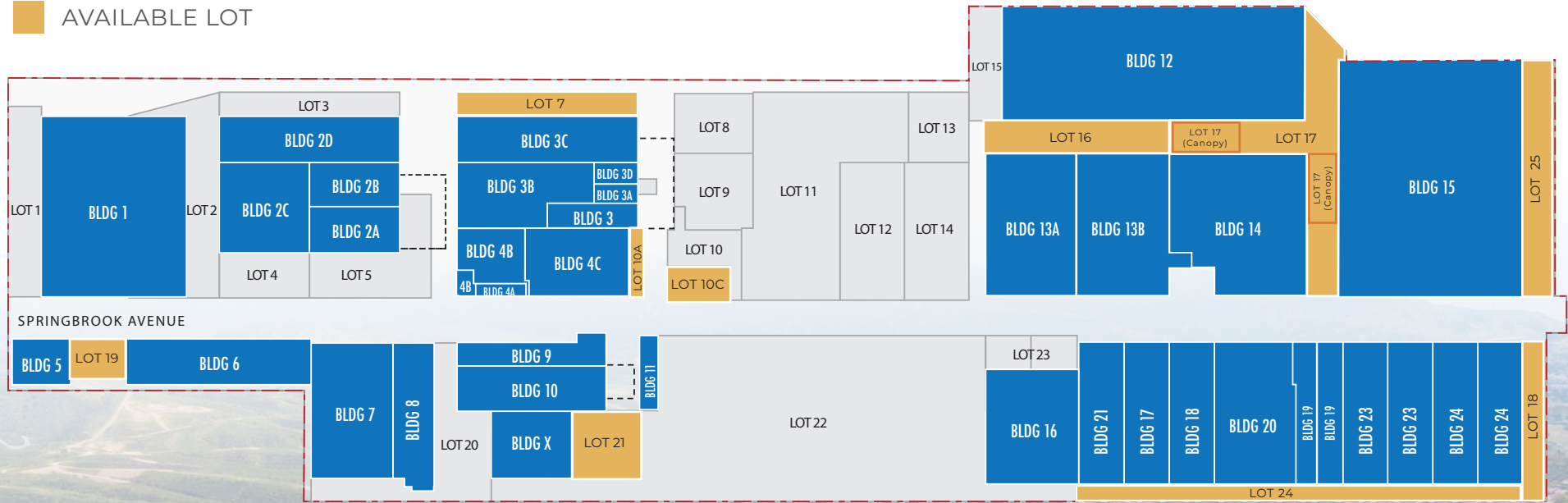
# Yard Area Site Plan

## Yard Availabilities

	SF	\$ PSF
<b>YARD 7 – Vacant</b>	11,200 SF	\$0.42 PSF Gross
<b>YARD 10A - Vacant</b>	4,320 SF	\$0.42 PSF Gross
<b>YARD 10C – Vacant</b>	6,300 SF	\$0.42 PSF Gross
<b>YARD 16 – Vacant</b>	11,100 SF	\$0.42 PSF Gross
<b>YARD 16 (CANOPY) – Vacant</b>	4,900 SF	\$0.50 PSF Gross

	SF	\$ PSF
<b>YARD 17 – Vacant</b>	32,138 SF	\$0.42 PSF Gross
<b>YARD 17 (CANOPY) - Vacant</b>	10,900 SF	\$0.50 PSF Gross
<b>YARD 18 – Vacant</b>	11,100 SF	\$0.42 PSF Gross
<b>YARD 19 - Vacant</b>	4,500 SF	\$0.42 PSF Gross
<b>YARD 21 – Vacant</b>	14,160 SF	\$0.42 PSF Gross
<b>YARD 24 – Vacant</b>	23,500 SF	\$0.42 PSF Gross
<b>YARD 25 – Vacant</b>	20,000 SF	\$0.42 PSF Gross

AVAILABLE LOT



# Availability Summary

## SAUGUS STATION INDUSTRIAL CENTER

	BLDG 4B	BLDG 5	BLDG 9	BLDG 14	BLDG 15	BLDG 18	BLDG 19S	BLDG 24
<b>AVAILABLE SF:</b>	12,635	8,000	10,520	54,994	133,216	20,000	10,000	39,927
<b>TOTAL BLDG SF:</b>	63,300	8,000	11,320	136,000	133,216	20,000	19,537	39,927
<b>YARD AREA SF:</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>OFFICE SPACE:</b>	1,485	131	800	N/A	N/A	N/A	1,637	2,200
<b>CLEAR HEIGHT:</b>	16' to 23'	23' to 34'	17' to 24'	20' to 37'	25' to 39'	20' to 37'	20' to 37'	20' to 37'
<b>SPRINKLERS:</b>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>PARKING:</b>	In Common	In Common	In Common	In Common	In Common	In Common	In Common	In Common
<b>GROUND LEVEL DOORS:</b>	1	1	2	1	5	1	2	4
<b>POWER:</b>	100 Amps, 277/480 Volts	TBD	200 Amps, 110/220 Volts	TBD	TBD	200 Amps, 120/208 Volts	TBD	TBD

# UPCOMING REMODEL AT SAUGUS STATION

## EVERYONE LOVES A REMAKE

**Saugus Station Industrial Center** has historically mixed efficient design with the warmth of community, but now the main character gets a makeover. [ Cut to montage ] A thoughtfully composed remodel and renovation is in the works for the popular industrial park and we're giving you a behind the scenes look at what's in store.

*\*\*Renderings represent conceptual design for illustrative purposes only and subject to change. \*\**

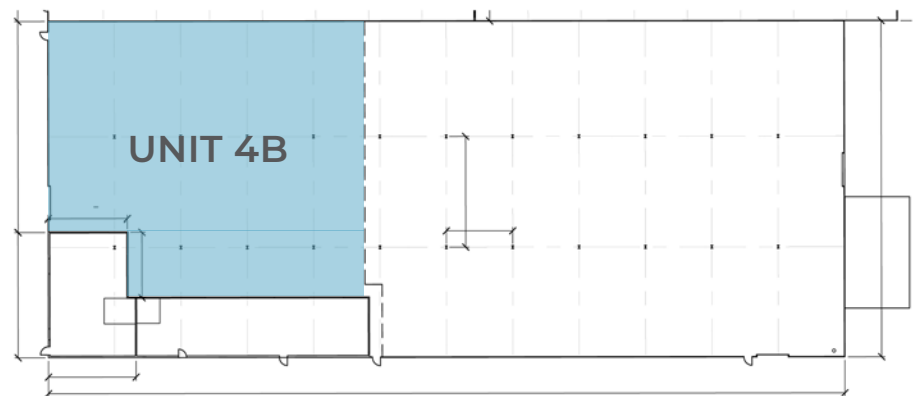




# BUILDING 4B

25670 SPRINGBROOK AVENUE  
SANTA CLARITA, CA 91350

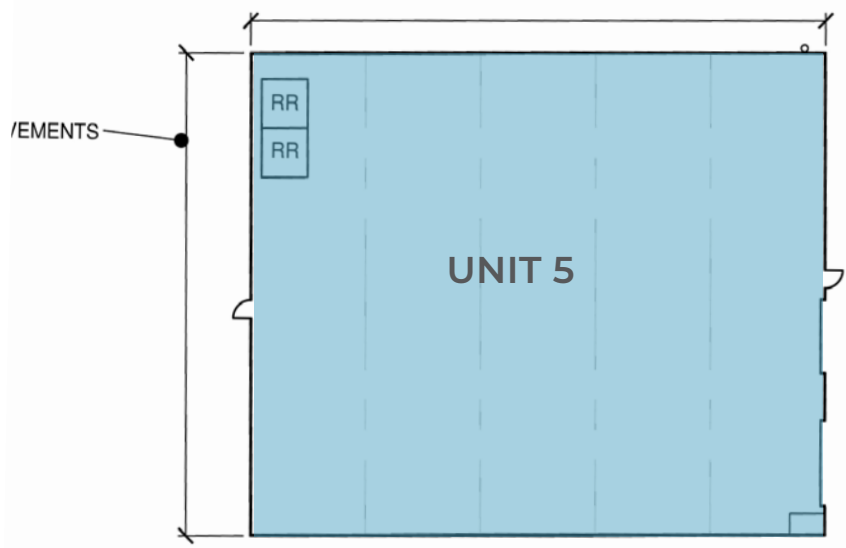
BUILDING SF	±12,635
OFFICE SF	1,485
LOADING	1 ground level 16' x 23'
POWER	100A, 277/480V
CLEAR HEIGHT	16' to 23'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF



# BUILDING 5

25765 SPRINGBROOK AVENUE  
SANTA CLARITA, CA 91350

BUILDING SF	8,000
OFFICE SF	131
LOADING	1 ground level 12' x 15'
DOCK HIGH	1 dock high 14' x 10'
POWER	TBD
CLEAR HEIGHT	23' to 34'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF

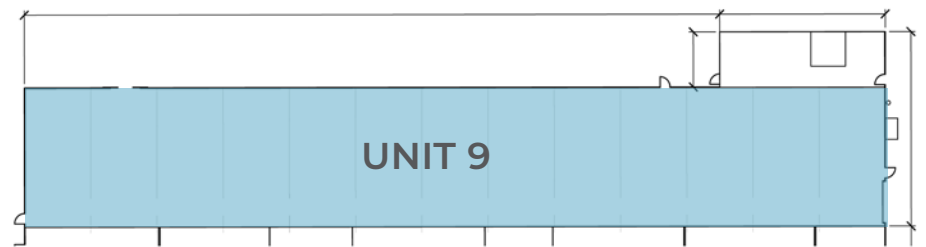




# BUILDING 9

25671 SPRINGBROOK AVENUE  
SANTA CLARITA, CA 91350

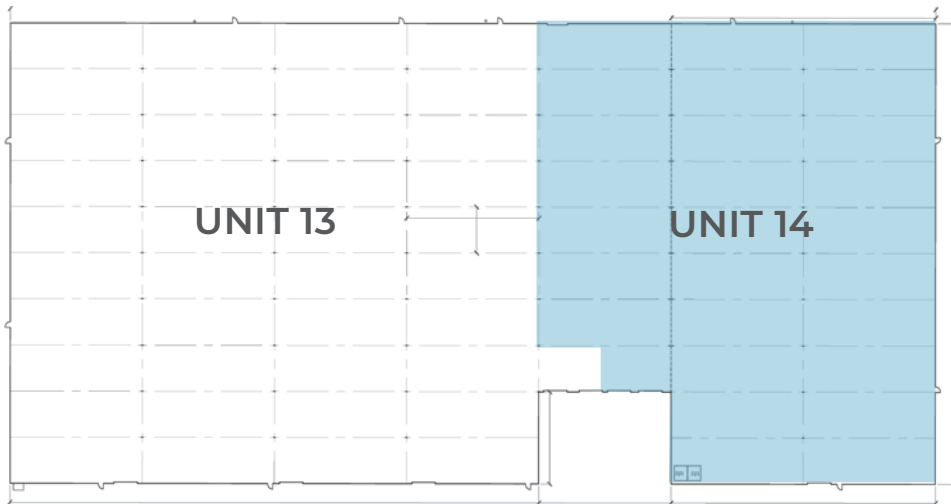
BUILDING SF	±10,520
OFFICE SF	800
LOADING	1 ground level 9' x 13'; 1 ground level 12' x 15'
POWER	200A, 110/220V
CLEAR HEIGHT	17' to 24'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF



# BUILDING 14

25572 SPRINGBROOK AVENUE  
SANTA CLARITA, CA 91350

BUILDING SF	54,994
LOADING	1 ground level 14' x 15'
DOCK HIGH	2 dock high 14' x 15'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF

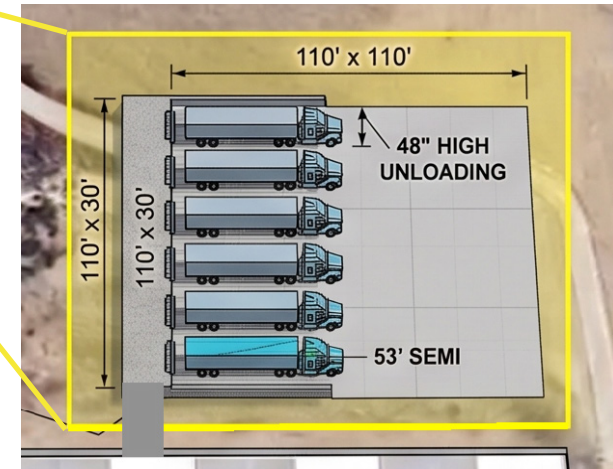
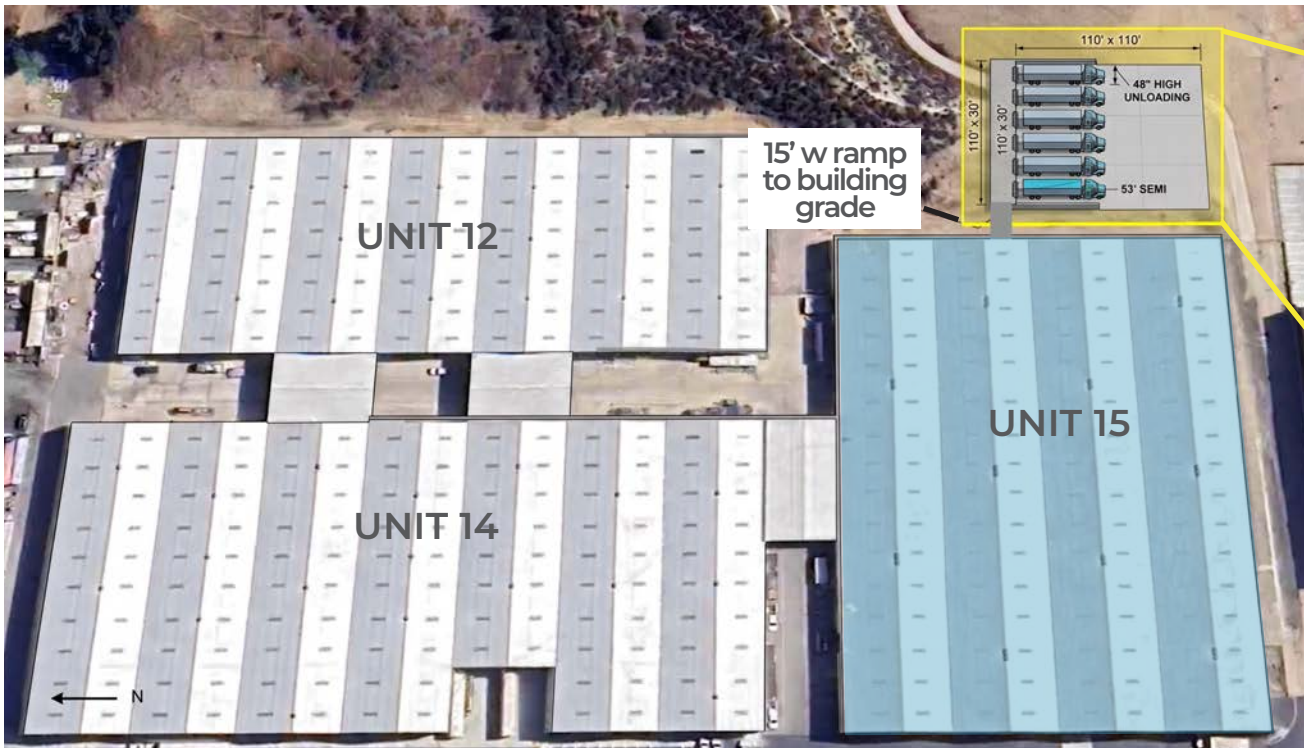




# BUILDING 15

25530 SPRINGBROOK AVENUE  
SANTA CLARITA, CA 91350

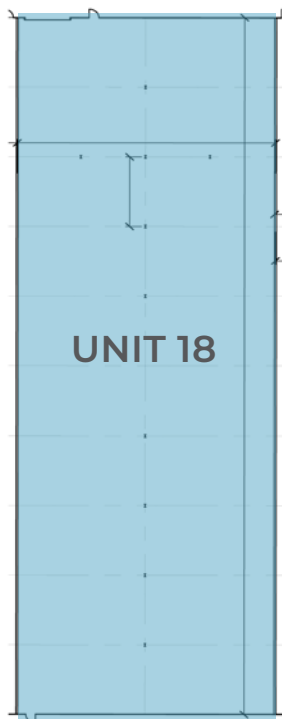
BUILDING SF	177,216
LOADING	3 ground level 14' x 15'; 2 ground level 14' x 16'
DOCK HIGH	1 dock high 14' x 15'; 1 dock high 14' x 12'
POWER	TBD
CLEAR HEIGHT	25' to 39'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF



# BUILDING 18

25579 SPRINGBROOK AVENUE  
SANTA CLARITA, CA 91350

AVAILABLE SF	20,000
LOADING	1 ground level 14' x 15'
POWER	200A, 120/208V
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF

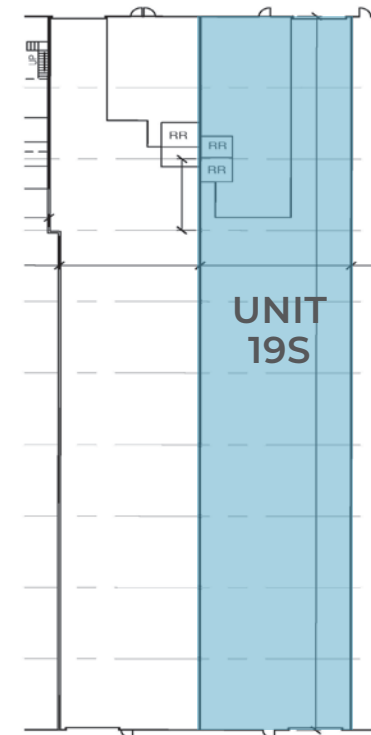




# BUILDING 19

25561 SPRINGBROOK AVENUE - 19S  
SANTA CLARITA, CA 91350

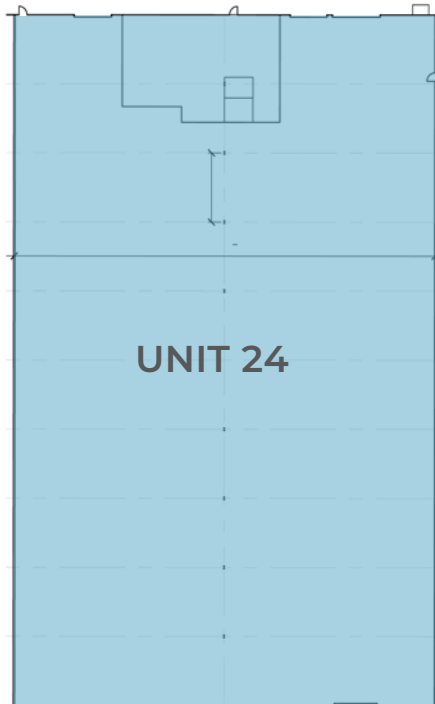
AVAILABLE SF	10,000
OFFICE SF	1,637
LOADING	1 ground level 13' x 14'; 1 ground level 14' x 16'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF



# BUILDING 24

25531 SPRINGBROOK AVENUE - 24  
SANTA CLARITA, CA 91350

AVAILABLE SF	39,927
OFFICE SF	2,200
LOADING	4 ground level - (2) 14' x 15' / (1) 18' x 15' / (1) 16' x 14'
POWER	TBD
CLEAR HEIGHT	20' to 37'
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	\$0.92 PSF NNN
NNN CHARGES	\$0.33 PSF









# Award-Winning Neighborhood

SANTA CLARITA IS THE RECIPIENT OF NUMEROUS AWARDS INCLUDING:

1. Most Business Friendly City (LAEDC)
2. One of the Safest Cities in US (National Council for Home Safety and Security)
3. City of the Future (fDi Magazine)
4. Best Cities to Live in the US (24/7 Wall Street)

## Area Overview

### PRIME AREA. PRIME TIME.

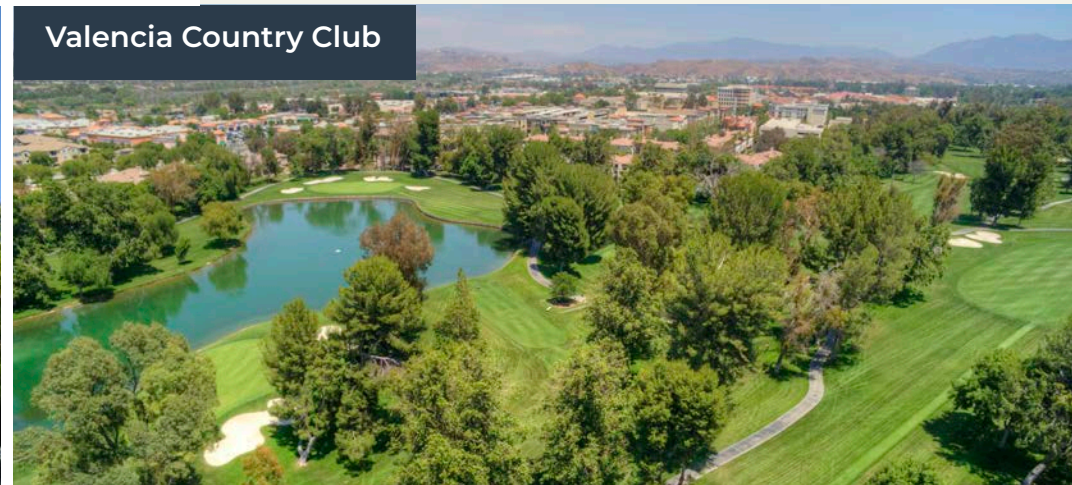
The City of Santa Clarita is a mix of small-town charm and big city sophistication. A favorite of industry types, not only is this area within the Thirty Mile Zone ("TMZ"), it is just minutes from Burbank, Studio City, Sherman Oaks, Downtown Los Angeles airports and 6 major highways. Strategically located, **The Center** allows you to connect with the most influential companies in Los Angeles and around the world at the speed of business.

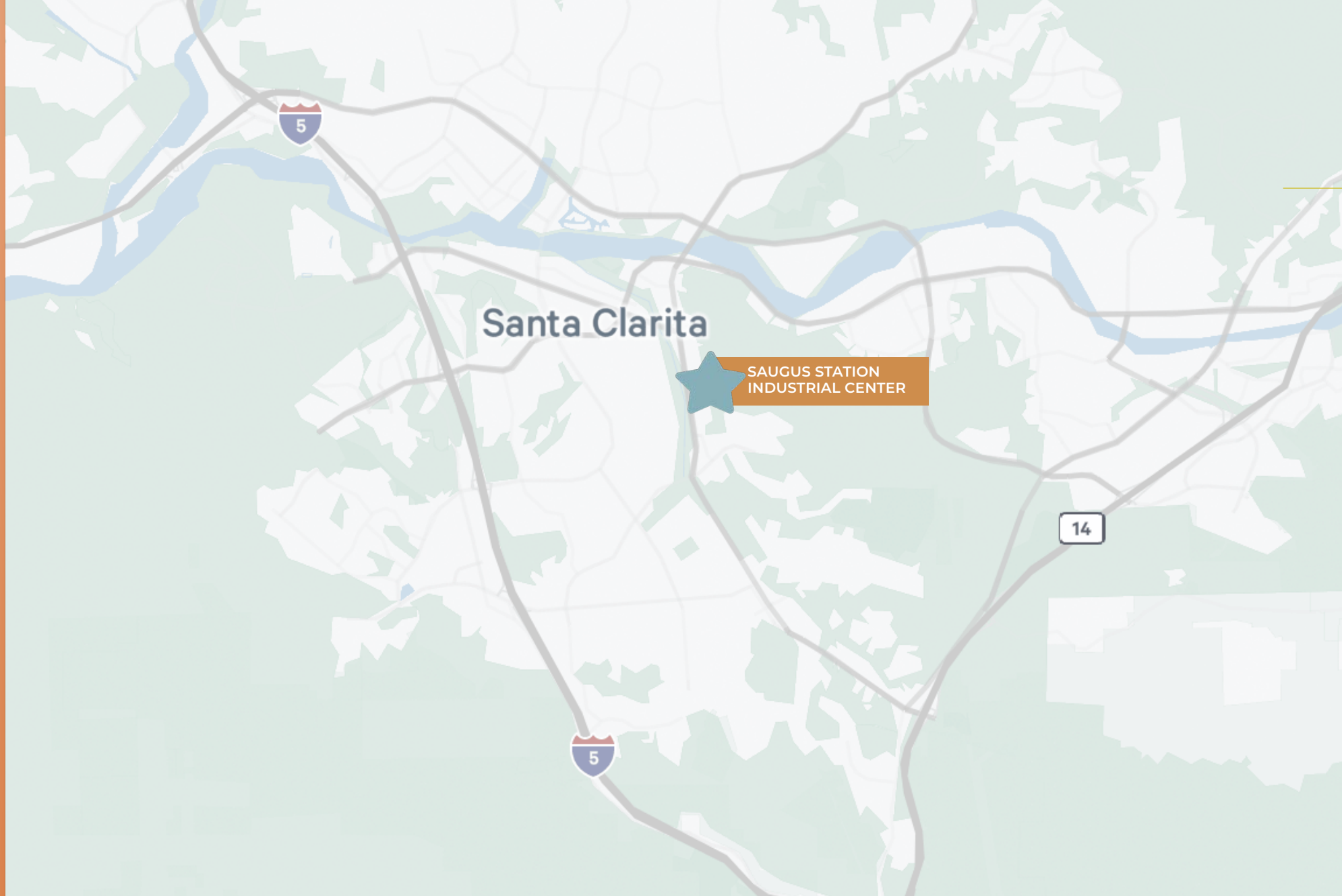
The local scene is thriving. **The Center** is flanked by countless amenities, including diverse upscale dining and retail options at the Westfield Valencia Town Center- a 1.1 million square feet premier lifestyle destination. In addition, Old Town Newhall, locally known as Santa Clarita's arts and entertainment district, is booming with shopping, dining and entertainment.

Valencia Town Center



Valencia Country Club





Santa Clarita

★ SAUGUS STATION  
INDUSTRIAL CENTER

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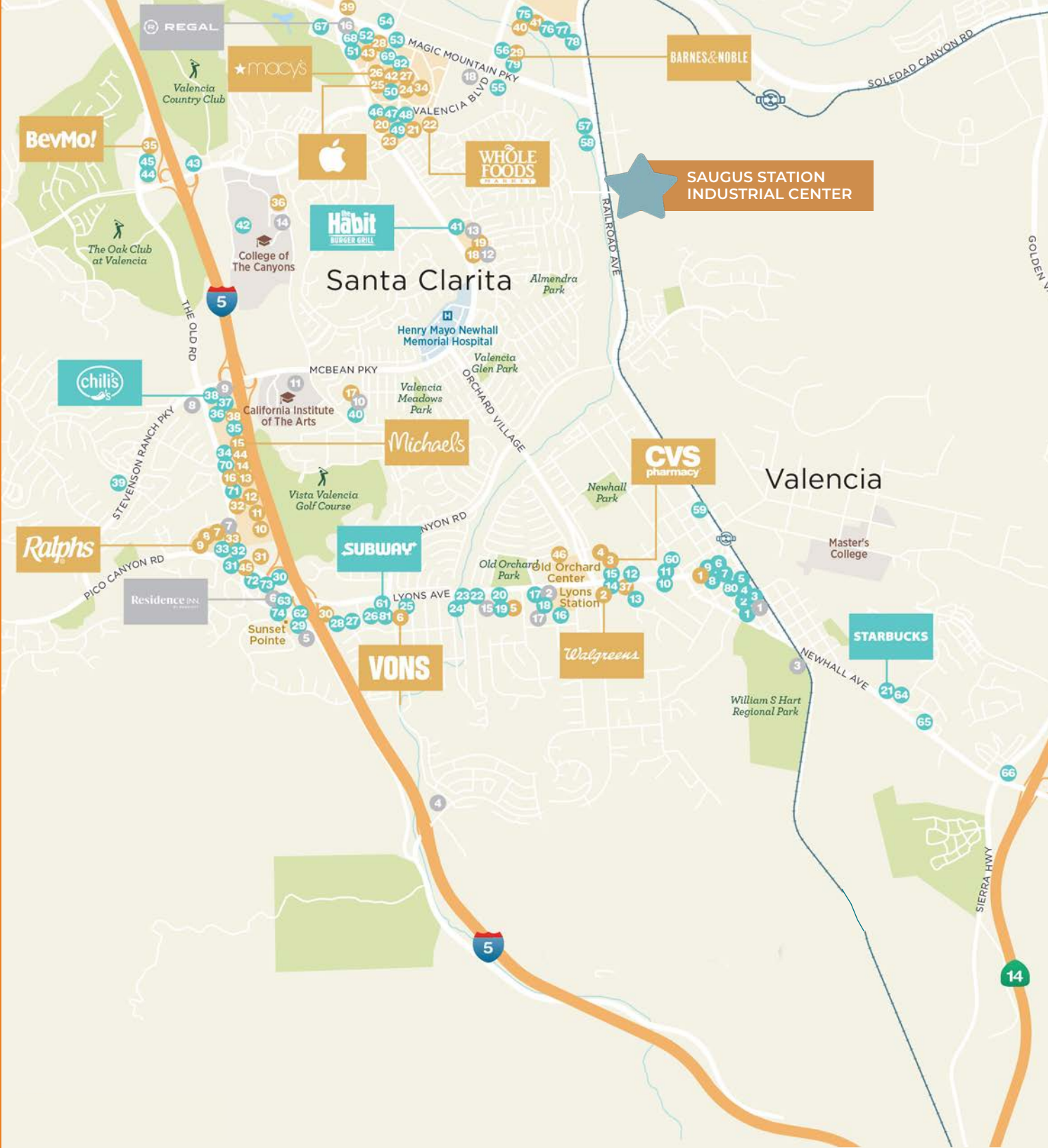
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LOCATED AT THE CORE OF A WELL-EDUCATED  
WORKFORCE WITHIN THE ENTERTAINMENT  
INDUSTRY'S THIRTY MILE ZONE



LOCATION IS  
EVERYTHING AND  
THIS LOCATION  
HAS EVERYTHING.

SAUGUS STATION  
INDUSTRIAL  
CENTER IS CLOSE  
TO PRIME RETAIL,  
DINING OPTIONS  
+ ENTERTAINMENT



## 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

# The Center for the Entertainment Business

## THE THIRTY MILE ZONE

There is a reason the Santa Clarita Valley is called Hollywood North. Innumerable TV shows, feature films and music videos are shot in this region and **The Center** is strategically situated in the center of it all and within the Thirty Mile Zone (“TMZ”) - the coveted location for studios and entertainment support. In the American entertainment industry, the TMZ is the area marked roughly around a 30-mile (50 km) radius from the intersection of West Beverly Boulevard and North La Cienega Boulevard in Los Angeles, California. **The Center** is well within this zone which allows a production company to avoid additional travel requirements and expenses.

This area not only charms, it is imbued with the entertainment spirit and shows no signs of waning. Buoyed by its pro-business environment and its diverse, creative local talent force, the Santa Clarita Valley continues to reign as one of Hollywood’s most sought after destinations. It currently boasts more than 61 working sound stages and 3,500 acres of movie ranches. A myriad of hit shows and films including *The Mentalist*, *NCIS*, *Shooter*, *CSI*, *Antartica*, *Westworld*, *Blunt Talk*, *Criminal Minds*, *Modern Family*, *Fresh Off the Boat*, *Melrose Place*, *Big Love*, *Sons of Anarchy*, *The Girl with the Dragon Tattoo*, *Ted 2*, *Furious 7*, *Whiplash* and *Pirates of the Caribbean II & III* - among others- have all called this area home.







# Advantages of Doing Business in the City of Santa Clarita

## YOUR NEXT SMART BUSINESS MOVE

The City of Santa Clarita is the premier location for business, as evidenced by the major employers attracted to the area. There are so many advantages to doing business here. A few of the attributes that make the City of Santa Clarita the preferred destination for business development in Southern California include:

- Pro Business Environment
- Tax Incentive Credit Program
- Industry Cluster Attraction Incentive
- Film and Television Production Credit
- Not Subject to ULA Transfer Tax

Relocating your business to the City of Santa Clarita means a lower cost of doing business as compared to surrounding areas

	OUR TAXES / FEES		THEIR TAXES / FEES				
	TAXES & FEES	THE CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK	
ANALYSIS OF POTENTIAL COST SAVINGS	Business Taxes	0	\$1.01/\$1,000 in gross receipts	\$388.95 + \$194.47 /professional employee + \$29.17 /other employee	\$0	\$71.75+ \$6.75/employee	
	<b>UTILITY USER TAX RATES</b>						
	Electric	0	12.50%	15.1%	7.00%	7.00%	
	Gas	0	10.00%	7.90%	7.00%	7.00%	
	Water	0	0	7.67%	7.00%	0	
	Telephone	0	9.00%	8.28%	7.00%	7.00%	
	Cellular	0	9.00%	8.28%	0	7.00%	
	Parking Tax	0	10.00%	0	0	12.00%	

# A Corporate Community

YOU'RE IN GOOD COMPANY

The **Saugus Station Industrial Center** is home to industry leaders, placing you at the core of a prominent and growing business community. Major tenants include:

- CBS
- Triscenic Production Services
- Scenic Expressions
- Sony





**AVCC**  
ANTELOPE VALLEY  
COMMERCE CENTER

**AVCC**  
ANTELOPE VALLEY  
COMMERCE CENTER



A Covington Development Project, The Antelope Valley Commerce Center

# Covington Group

Experienced Team. Nationwide Reach.

Covington Group, Inc. is a privately held, Dallas based real estate development and investment company that specializes in redeveloping and repositioning distressed property across the United States. We are a value-add, opportunistic investor committed to creating superior returns on investment by mitigating risk and preserving capital through innovation, persistence, creativity and focus on core competencies.

Throughout the last 30 years, Covington Group, Inc. has focused on the acquisition of corporate dispositions, REOs, and other types of vacant or distressed properties, with the intent of recycling and re-tenanting these properties. Our partners have over 80 years of combined experience and have successfully developed and redeveloped over 25 million square feet of commercial and industrial property, including build-to-suit and spec warehouses, hotels, and master planned communities. Covington Group, Inc. and our affiliate companies/partners currently own over 8,500,000 SF of commercial/industrial space across the U.S.





# Saugus Station

## INDUSTRIAL CENTER

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**CBRE**

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