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

saugus station

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

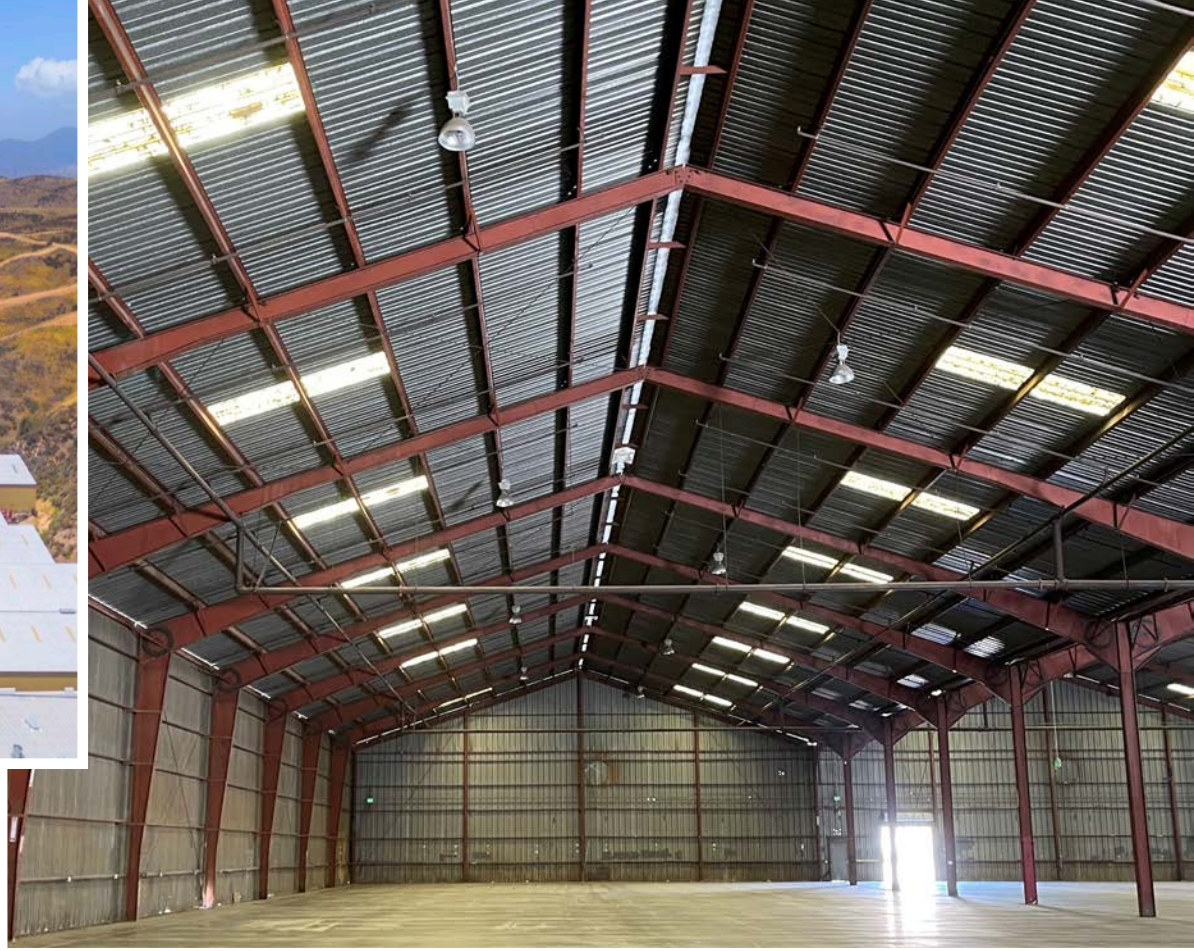
INDUSTRIAL PROPERTIES RANGING IN SIZE FROM 8,000 SF to 133,216 SF CURRENTLY AVAILABLE AT WELL-KNOWN INDUSTRIAL COMPLEX





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.





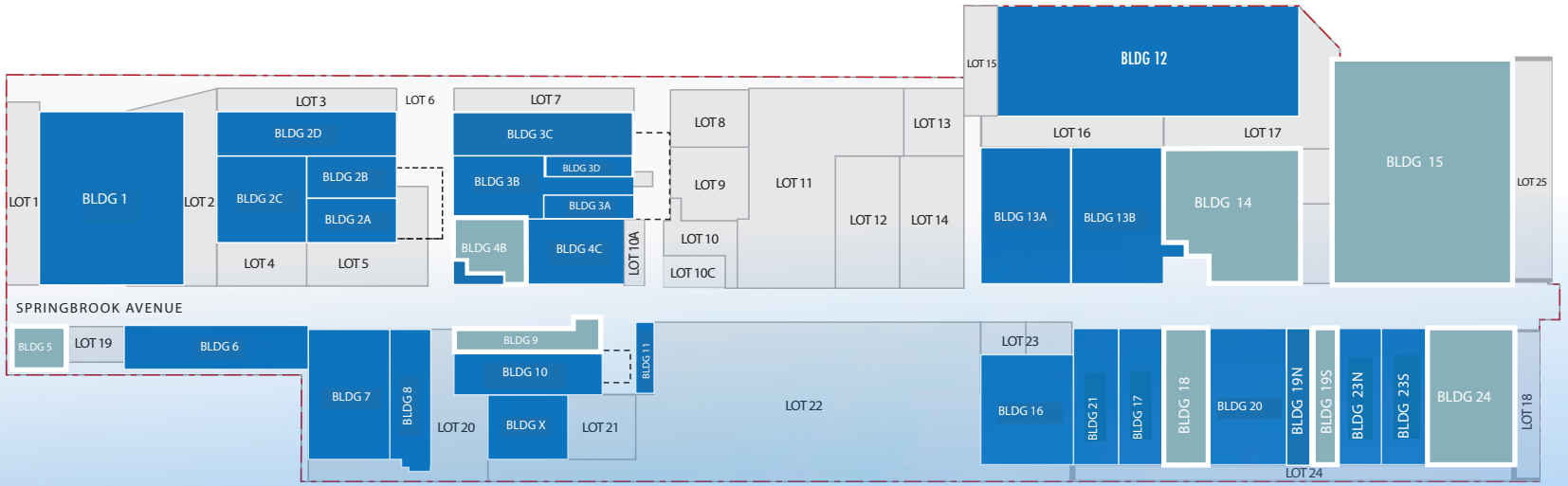




Overall Site Plan

LAY OF THE LAND

AVAILABLE BUILDING



Yard Area Site Plan

Yard Availabilities

	SF	$ PSF
YARD 7 – Vacant	11,200 SF	$0.42 PSF Gross
YARD 10A - Vacant	4,320 SF	$0.42 PSF Gross
YARD 10C – Vacant	6,300 SF	$0.42 PSF Gross
YARD 16 – Vacant	11,100 SF	$0.42 PSF Gross
YARD 16 (CANOPY) – Vacant	4,900 SF	$0.50 PSF Gross
YARD 17 – Vacant	32,138 SF	$0.42 PSF Gross
YARD 17 (CANOPY) - Vacant	10,900 SF	$0.50 PSF Gross
YARD 18 – Vacant	11,100 SF	$0.42 PSF Gross
YARD 19 - Vacant	4,500 SF	$0.42 PSF Gross
YARD 21 – Vacant	14,160 SF	$0.42 PSF Gross
YARD 24 – Vacant	23,500 SF	$0.42 PSF Gross
YARD 25 – Vacant	20,000 SF	$0.42 PSF Gross



Availability Summary

SAUGUS STATION INDUSTRIAL CENTER

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

saugus station
INDUSTRIAL CENTER



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. ***



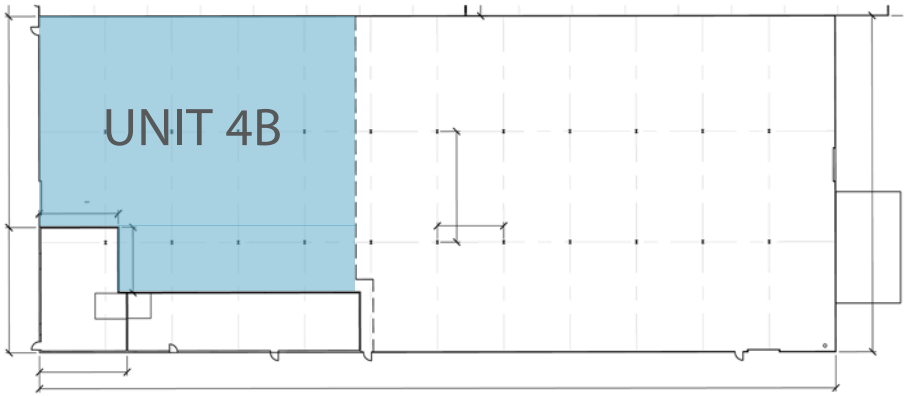




BUILDING 4B

25670 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

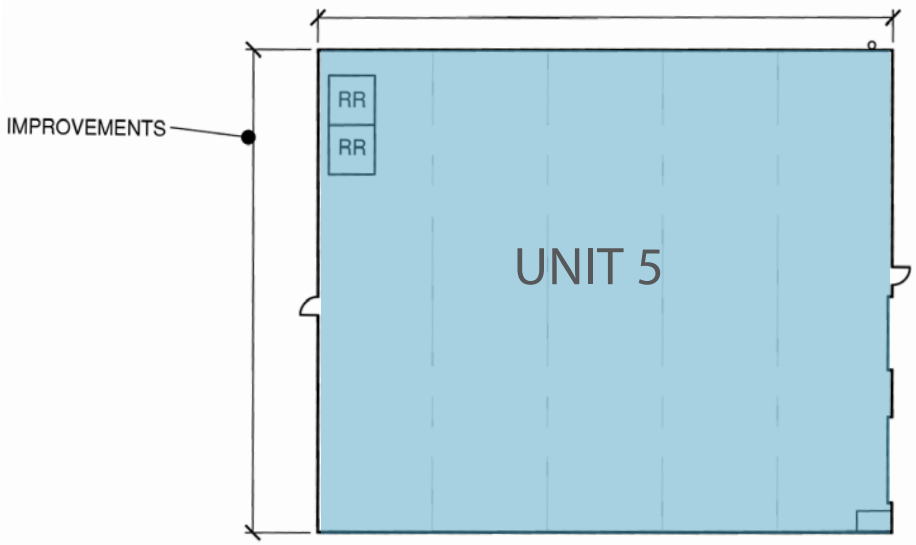
BUILDING SF	±12,635
OFFICE SF	1,485
LOADING	1 ground level 16’ x 23’
POWER	100A, 277/480V
CLEAR HEIGHT	16’ to 23’
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	$0.79 PSF NNN
NNN CHARGES	$0.33 PSF



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	$0.79 PSF NNN
NNN CHARGES	$0.33 PSF







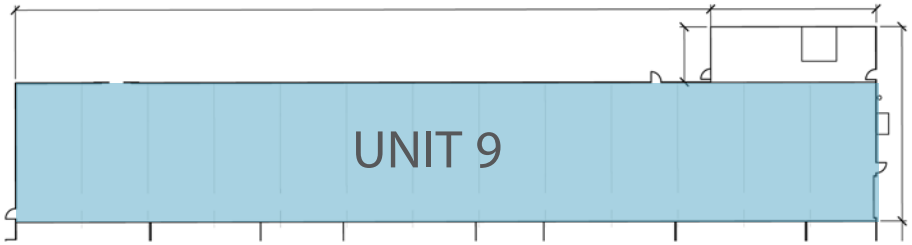




BUILDING 9

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	$0.79 PSF NNN
NNN CHARGES	$0.33 PSF

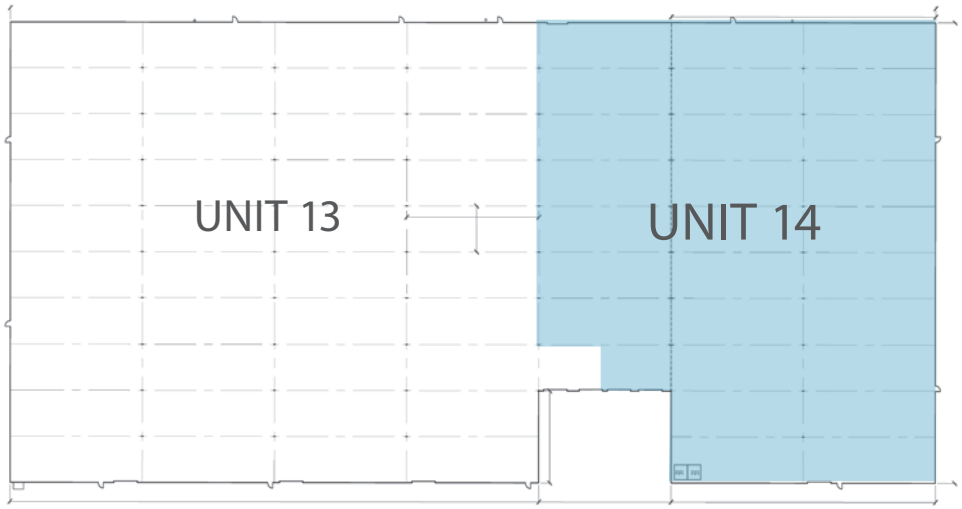


BUILDING 14

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







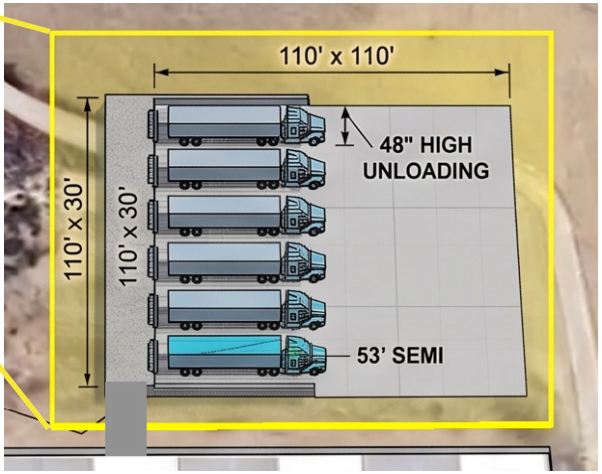


BUILDING 15

25530 SPRINGBROOK AVENUE
SANTA CLARITA, CA 91350

BUILDING SF	133,216
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

BUILDING 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	$0.79 PSF NNN
NNN CHARGES	$0.33 PSF







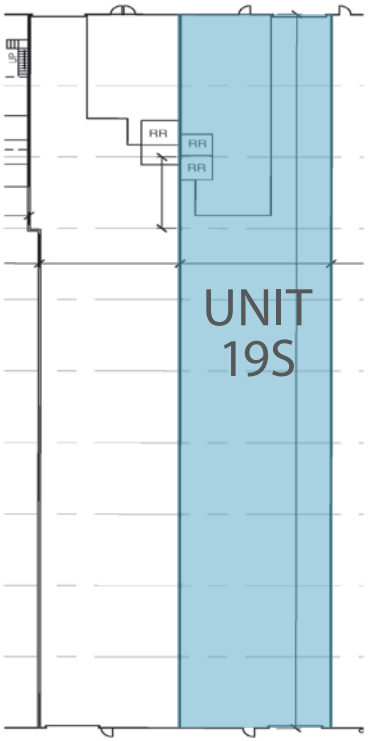




BUILDING 19

25561 SPRINGBROOK AVENUE - 19S
SANTA CLARITA, CA 91350

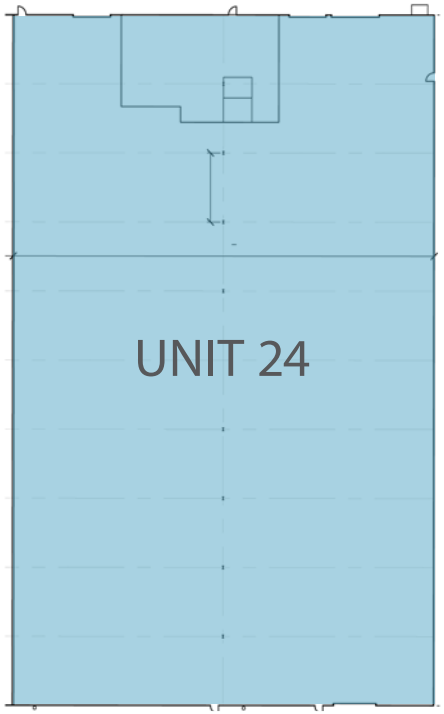
BUILDING SF	10,000
OFFICE SF	1,637
LOADING	1 ground level 13’ x 14’; 1 ground level 14’ x 16’
POWER	TBD
CLEAR HEIGHT	20’ to 37’
FIRE SPRINKLERS	Yes
PARKING	In Common
LEASE RATE	$0.79 PSF NNN
NNN CHARGES	$0.33 PSF



BUILDING 24

25531 SPRINGBROOK AVENUE - 24
SANTA CLARITA, CA 91350

BUILDING 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	$0.79 PSF NNN
NNN CHARGES	$0.33 PSF










25682











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.

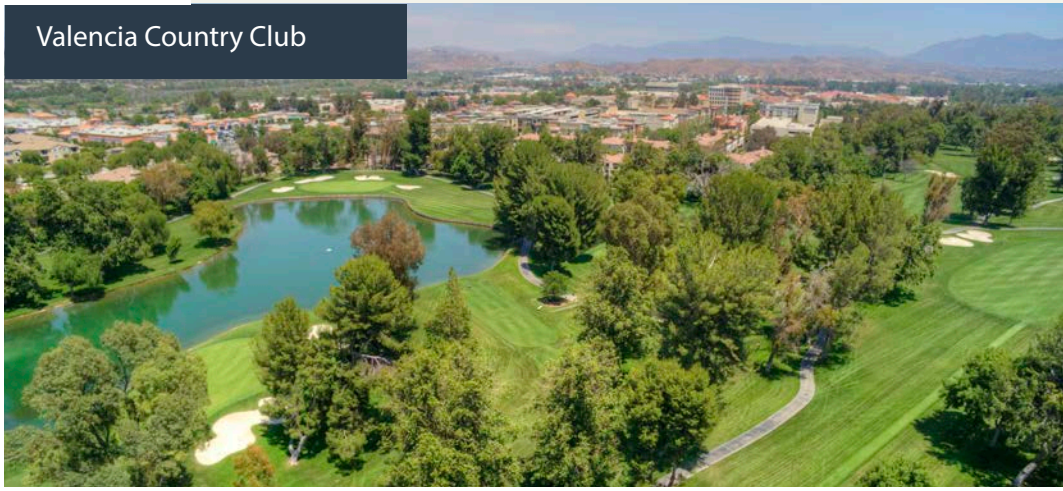
Award-Winning Neighborhood

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)



Valencia Town Center



Valencia Country Club



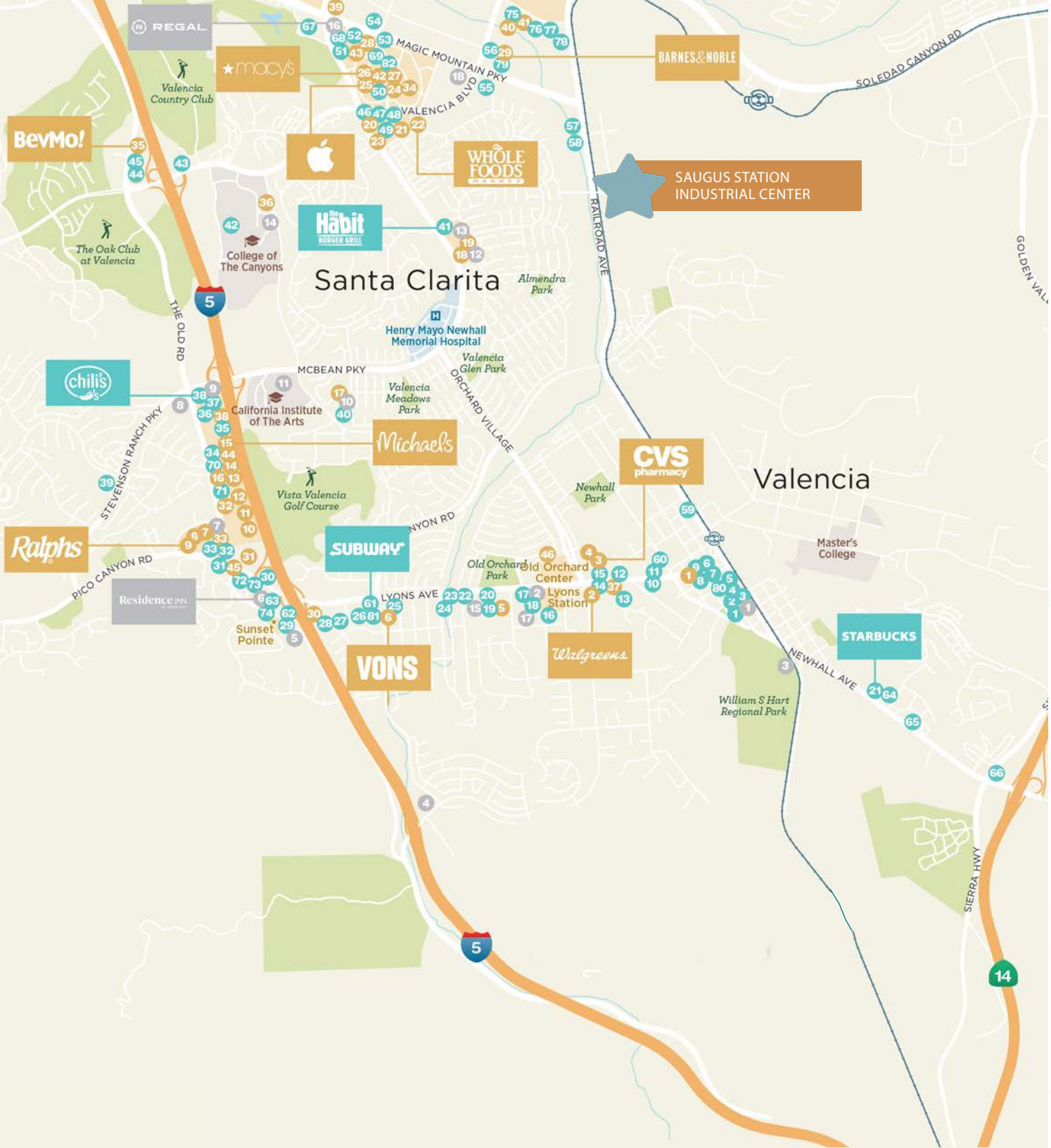


LOCATED AT THE CORE OF A WELL-EDUCATED WORKFORCE WITHIN THE ENTERTAINMENT INDUSTRY'S THIRTY MILE ZONE



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 embued 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

ANALYSIS OF POTENTIAL COST SAVINGS

	OUR TAXES / FEES	THEIR TAXES / FEES			
TAXES & FEES	THE CITY OF SANTA CLARITA	LOS ANGELES/SFV	PASADENA	GLENDALE	BURBANK
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
UTILITY USER TAX RATES					
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%

Source: SCVEDC.org

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.

COVINGTON GROUP



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