

# INDUSTRIAL LAND FOR SALE

*32300 Castaic Road, Castaic, CA*

*Lot Area: 418,176 SF (9.6 Acres)*



Exclusively Offered by:

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Executive Summary

NAI Capital is pleased to present the opportunity to acquire 32300 Castaic Road, Castaic, California 91384 (APN: 2865-001-033), an approximately 9.6-acre industrial outdoor storage (IOS) investment located in the highly sought-after Castaic industrial corridor of northern Los Angeles County. The property consists of approximately 8 usable acres of light industrial land and benefits from excellent visibility and frontage along Interstate 5 North, providing outstanding exposure in one of Southern California's primary transportation corridors. The property is currently operating under an approved Conditional Use Permit (CUP) for boat and RV storage. Approximately four usable acres are currently leased, generating approximately \$23,500 per month (\$282,000 annually) in gross rental income, while the remaining four acres offer significant upside for future leasing, expansion, or owner-user occupancy. The property currently has no on-site utilities, resulting in relatively low operating expenses.

This offering presents a rare opportunity to acquire a stabilized income-producing IOS asset with substantial value-add potential. The existing anchor tenant is a strong national credit operator that is currently evaluating a lease renewal and has also expressed interest in expanding onto the remaining acreage, providing an attractive opportunity for future income growth. Alternatively, the undeveloped acreage may be leased to additional industrial outdoor storage users or occupied by an owner-user seeking a strategic Southern California location. Industrial outdoor storage properties continue to experience exceptionally strong demand due to the limited supply of entitled IOS sites throughout Los Angeles County, making this asset well-positioned for both long-term appreciation and increasing rental rates.

Strategically located with immediate access to Interstate 5, Highway 126, the Santa Clarita Valley, and the greater Los Angeles market, 32300 Castaic Road offers an ideal location for boat and RV storage, contractor yards, fleet parking, equipment storage, truck parking, and a variety of other industrial outdoor storage uses. Its Interstate 5 frontage provides exceptional visibility, signage potential, and convenient access for customers and tenants, further enhancing the property's long-term value. Combining stable in-place cash flow, expansion/value-add potential, and one of the most desirable industrial outdoor storage locations in Southern California, this property represents an outstanding investment opportunity for both private investors and owner-users.



# Property Overview

## Property Highlights



### Asking Price

\$7,800,000 | Approx. \$18.65/SF



### Total Land Area

Approx. 9.6 Acres (418,176 SF)



### Usable Land Area

Approx. 8.00 Acres (348,480 SF)



### APN

2865-001-033



### Zoning

Light Industrial



### Permitted Use

Existing Conditional Use Permit (CUP)  
for Boat & RV Storage



### Fully Fenced | Gravel



### Truck/Trailer Parking



### Industrial Outdoor Storage/ Contractor Yard



### ±3.5 Acres Currently Leased



### Directly Along the 5 Freeway



### 5 N/S Freeway Access

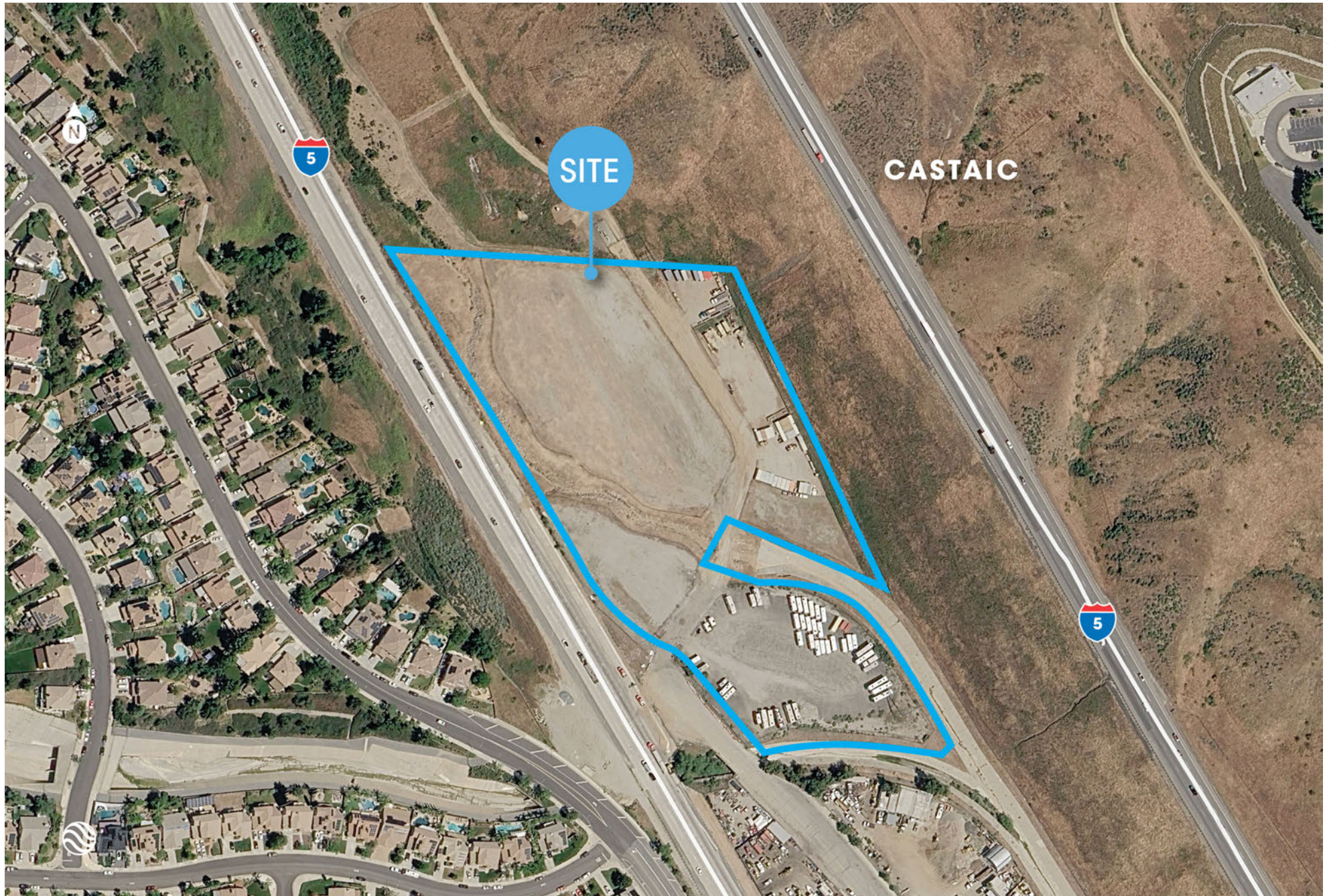
on The Old Road / Lake Hughes Rd.



### No Utilities On Site

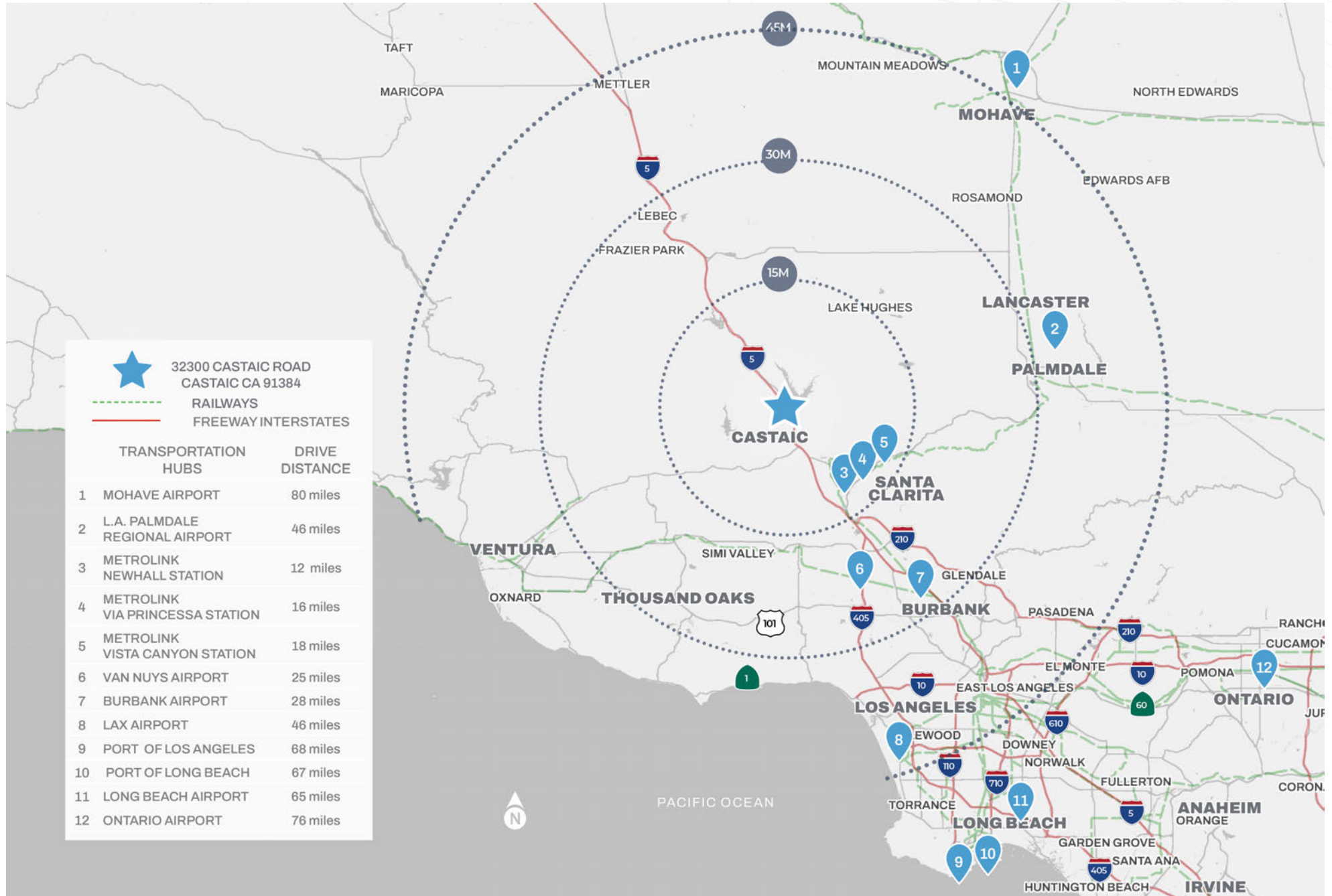


# Location Map



32300 Castaic Road, Castaic, CA 91384

# Transportation Map



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