



26081 AVENUE HALL

SANTA CLARITA, CA | 91355

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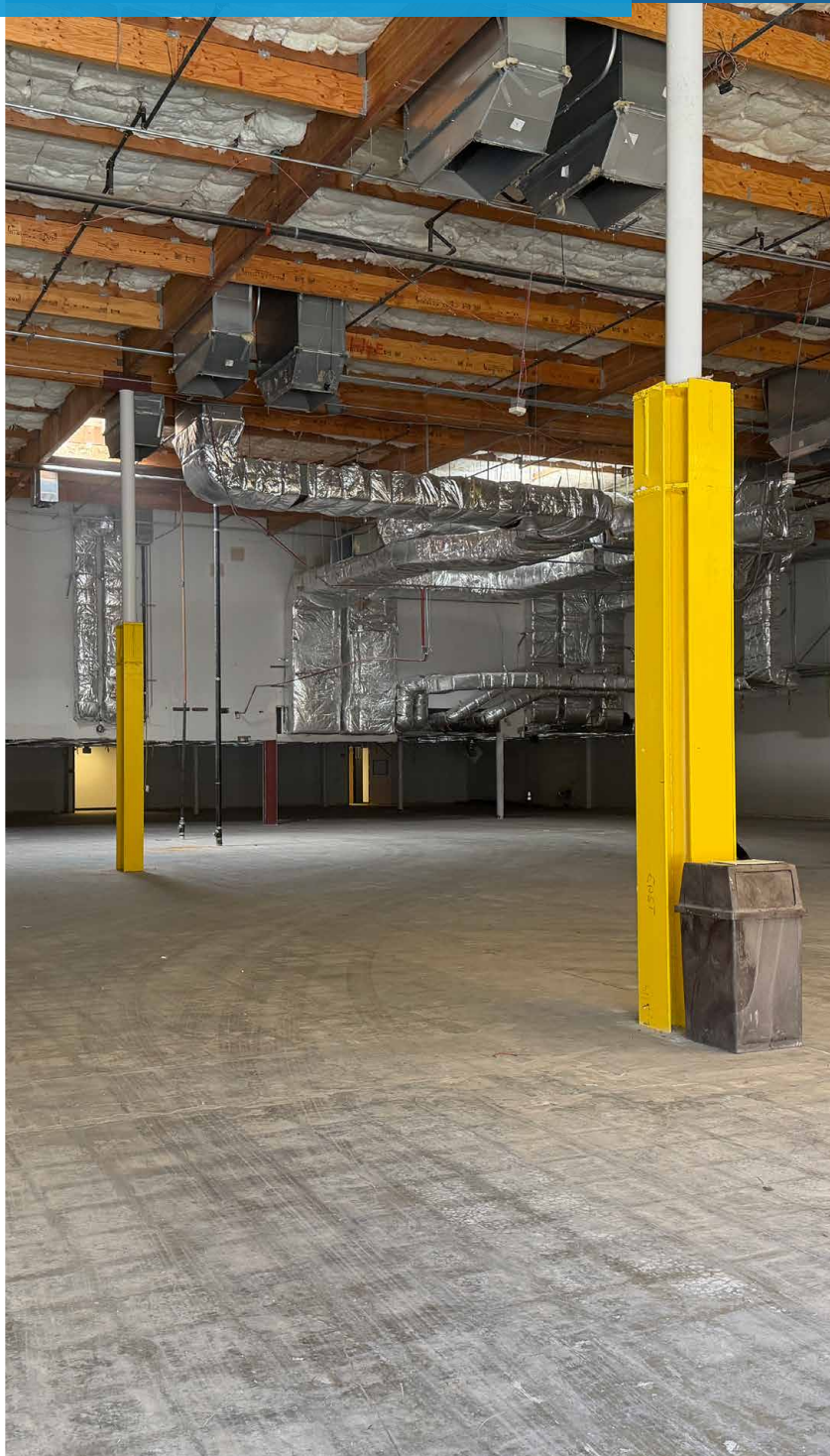


A PREMIER, HIGH-POWER FREESTANDING FACILITY

The Opportunity

Positioned in the heart of the Valencia Industrial Center, 26081 Avenue Hall represents a rare opportunity to lease a freestanding facility that blends heavy infrastructure with modern refinement. Ownership is currently underway with a comprehensive renovation of the entire site. This project is designed to increase functionality through the expansion of usable warehouse space and creating a versatile environment for advanced manufacturing, R&D, or corporate headquarters.





Unrivalled Power & Infrastructure

The building is engineered to support high-intensity operations that most standard industrial sites cannot accommodate.



Climate Control

The facility features 100% HVAC coverage, ensuring a temperature-controlled environment throughout the warehouse and office areas.



Power & Redundancy

A massive 4,000 Amps of 277/480V power is bolstered by a 2,000 Amp backup generator, providing the ultimate peace of mind for mission-critical operations.



Loading & Clearance

The space offers a 24' minimum warehouse clearance and is currently served by 3 grade-level doors, with the strategic potential to add dock-high loading to suit your logistics flow.



Private & Secure Logistics

The building is engineered to support high-intensity operations that most standard industrial sites cannot accommodate.



Unrivalled Power & Infrastructure

The property sits on an 3.34 acre private lot, offering a level of exclusivity and security rarely found in business parks. The expansive yard allows for flexible staging, secure parking, or



The Santa Clarita Advantage

Located just minutes from the I-5 (Golden State) and SR-14 freeways, this site offers seamless connectivity to Greater Los Angeles, the San Fernando Valley, and northern distribution corridors.

THE SANTA CLARITA ADVANTAGE

Located just minutes from the I-5 (Golden State) and SR-14 freeways, this site offers seamless connectivity to Greater Los Angeles, the San Fernando Valley, and northern distribution corridors.

Choosing Santa Clarita is a strategic financial move. As one of the most business-friendly cities in the region, Santa Clarita offers:

- ✓ **Lower Overhead:**
No Gross Receipts Tax and no Utility User Tax.
- ✓ **Simplified Growth:**
A concierge-style permit process designed to help businesses scale quickly.
- ✓ **Talent Retention:**
Proximity to master-planned residential communities and a highly skilled local workforce.



PROPERTY DETAILS



Unit Size

56,000 SF



Lease Rate

\$81,295.00



Lease Rate/SF

\$1.45



Operating Expenses

\$18,391.00



Operating Expenses/SF

\$0.32



Office SF

TBD



Clear Height

24'



Ground Level Doors

Three (3)



Power

4,000 Amps of 277/480 V 3 Phase Power
2,000 Amp Backup Generator



Parking Spaces

190



Sprinklered

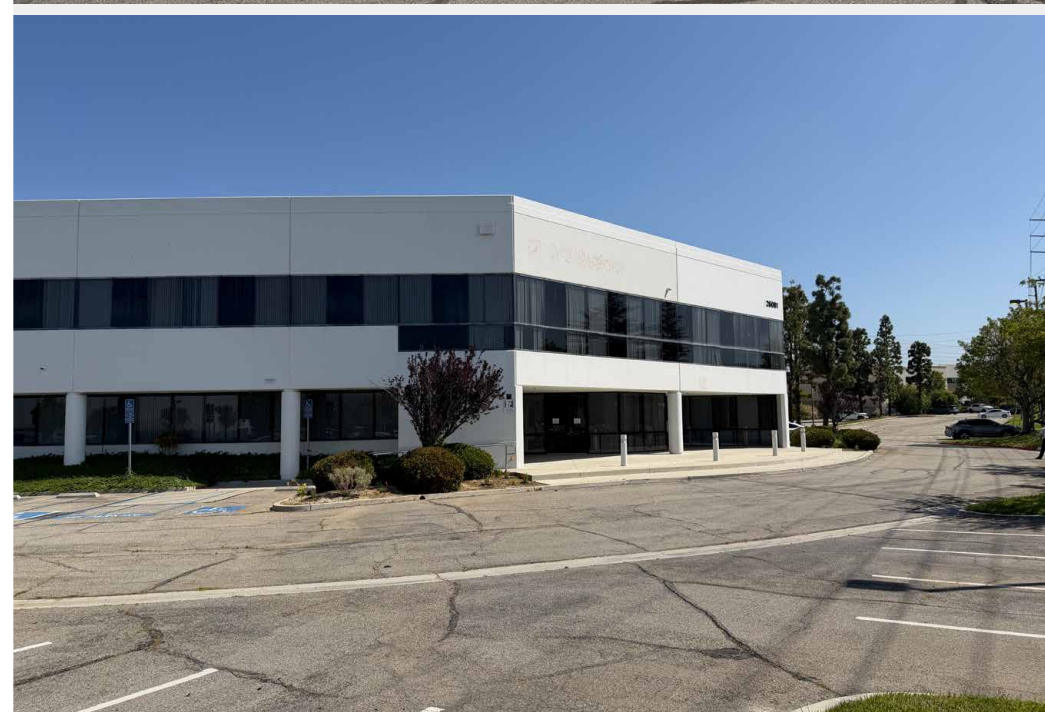
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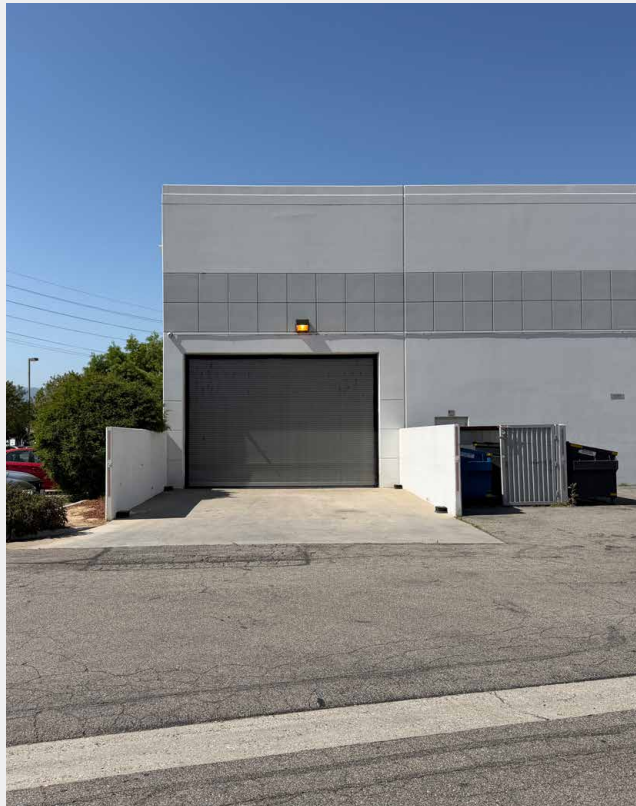


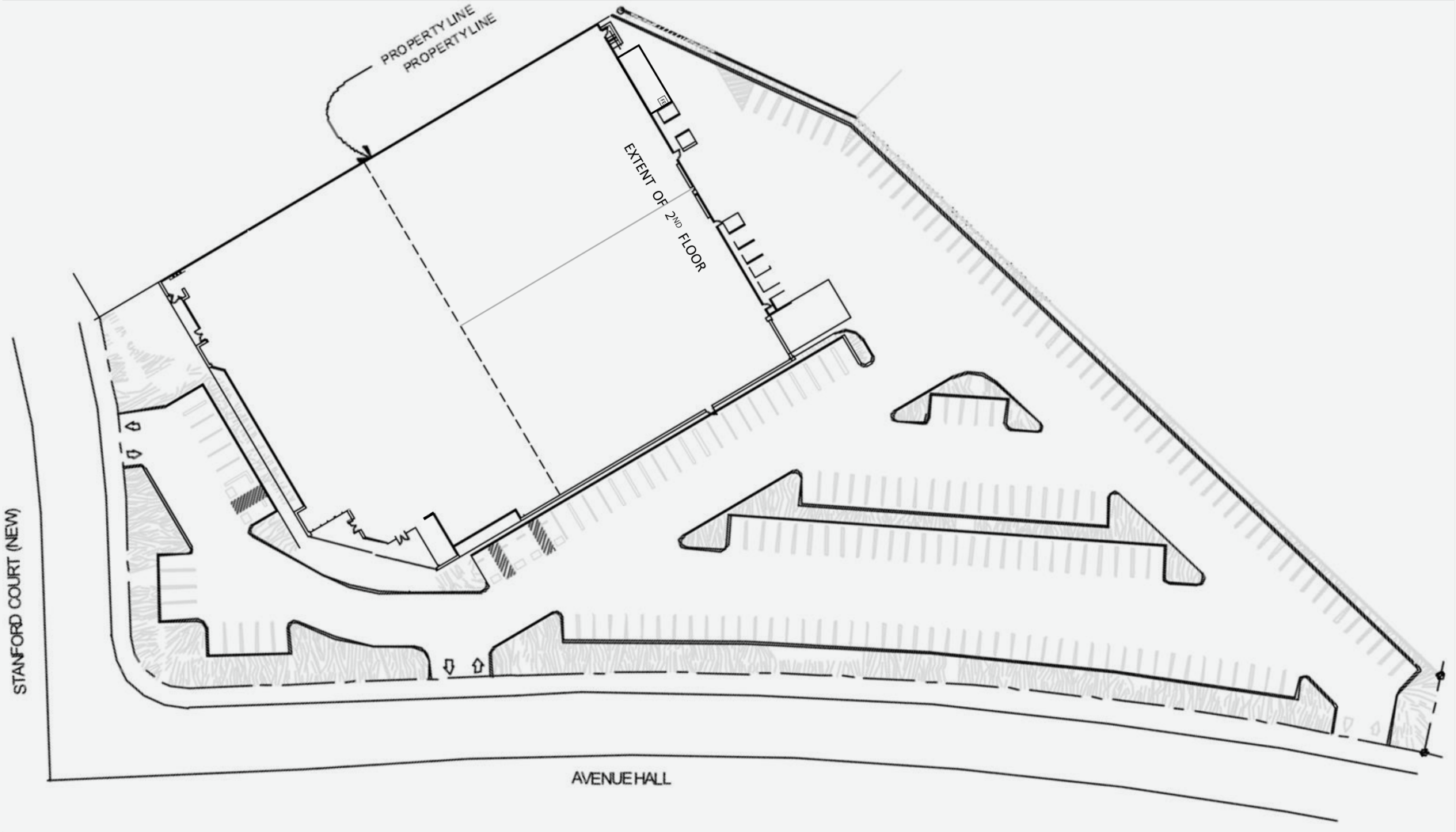
HVAC

100% Warehouse HVAC

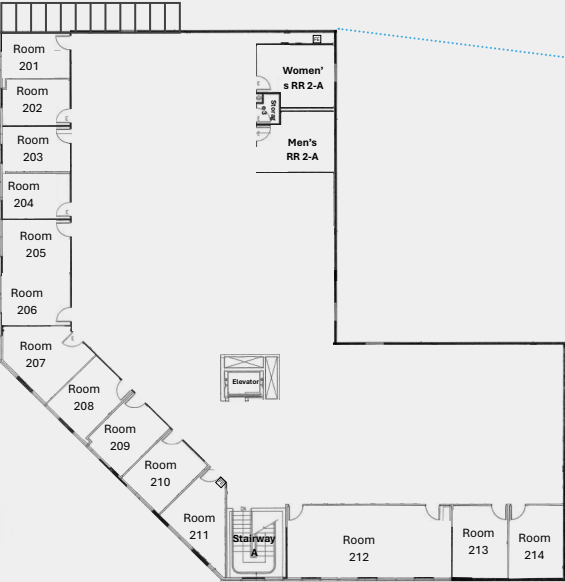




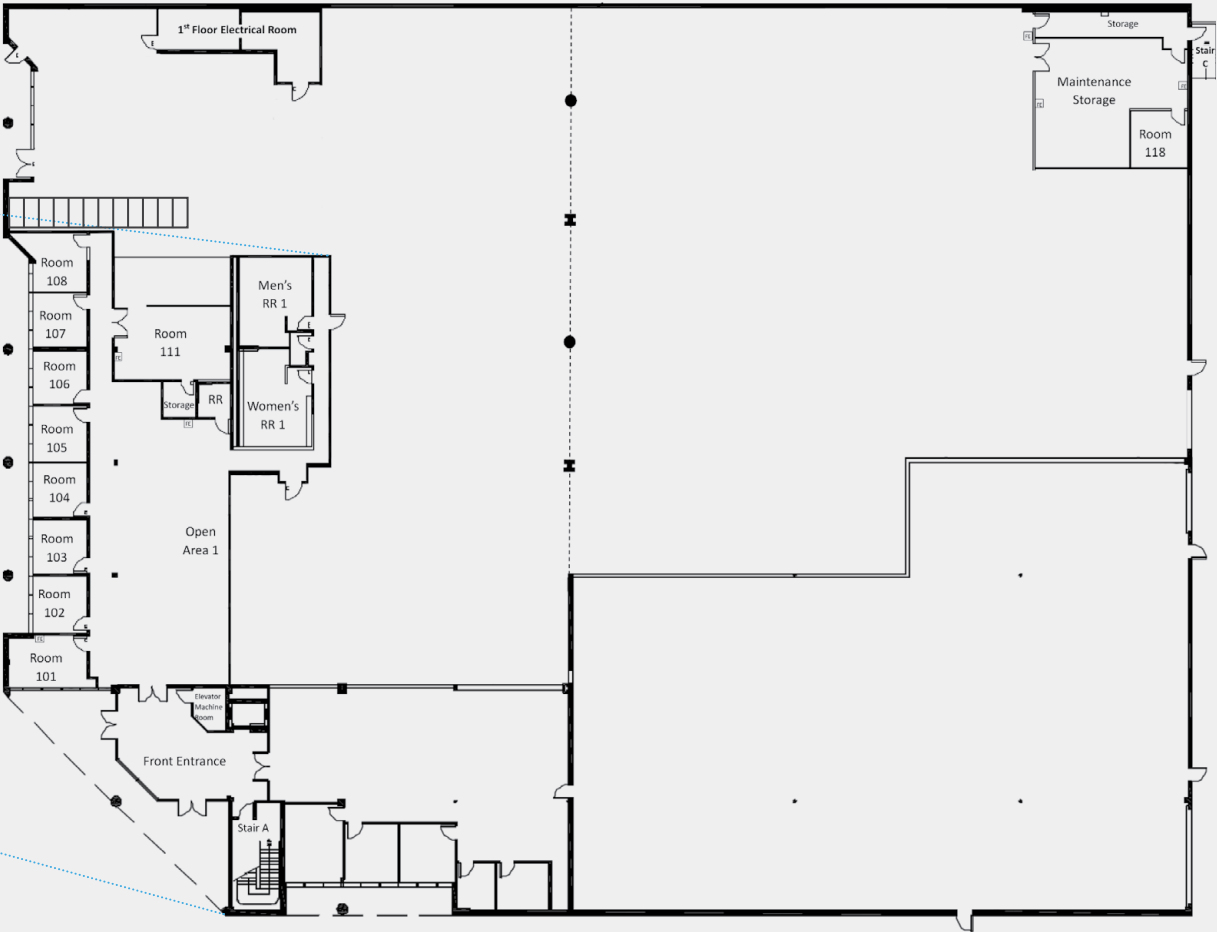


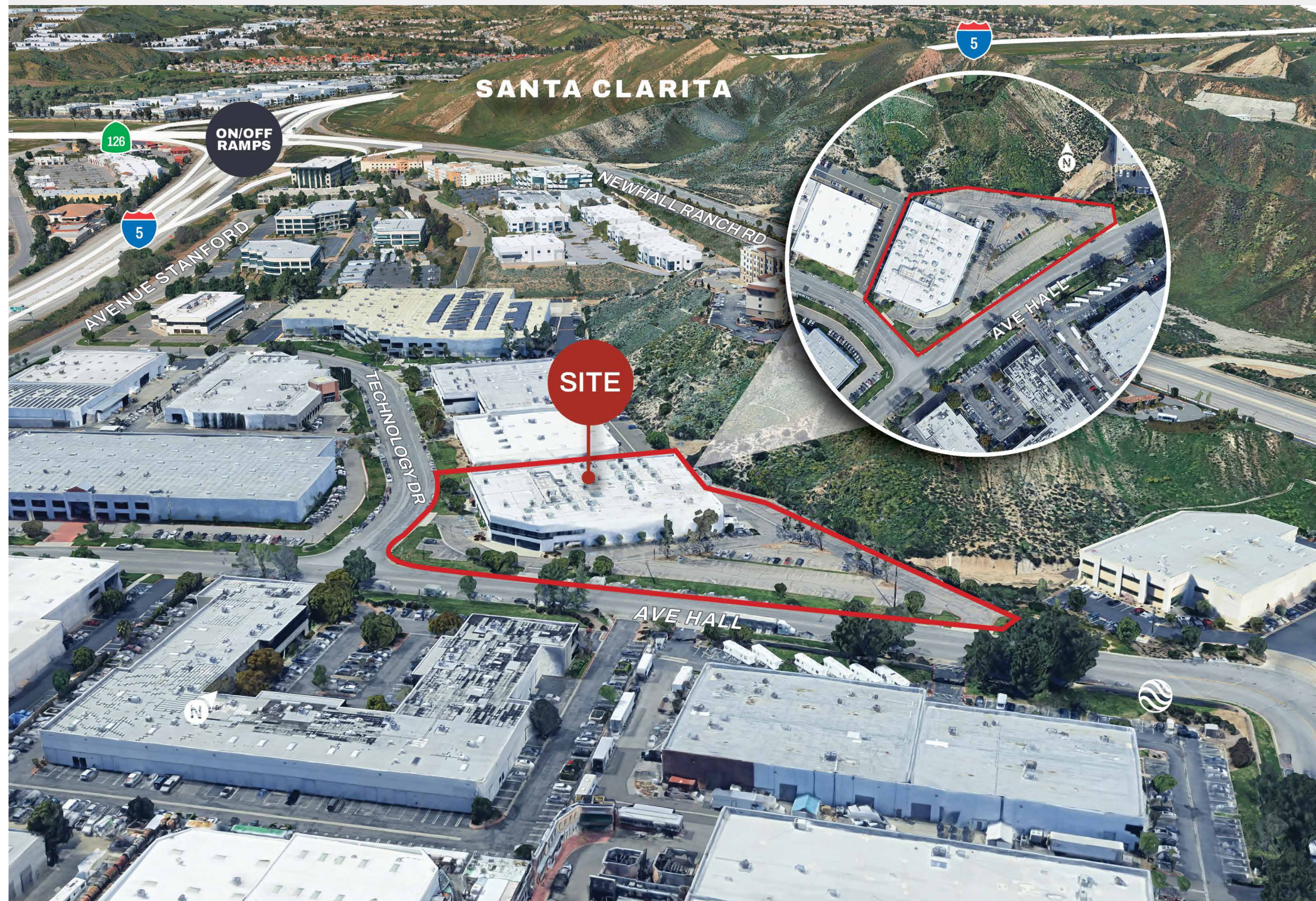


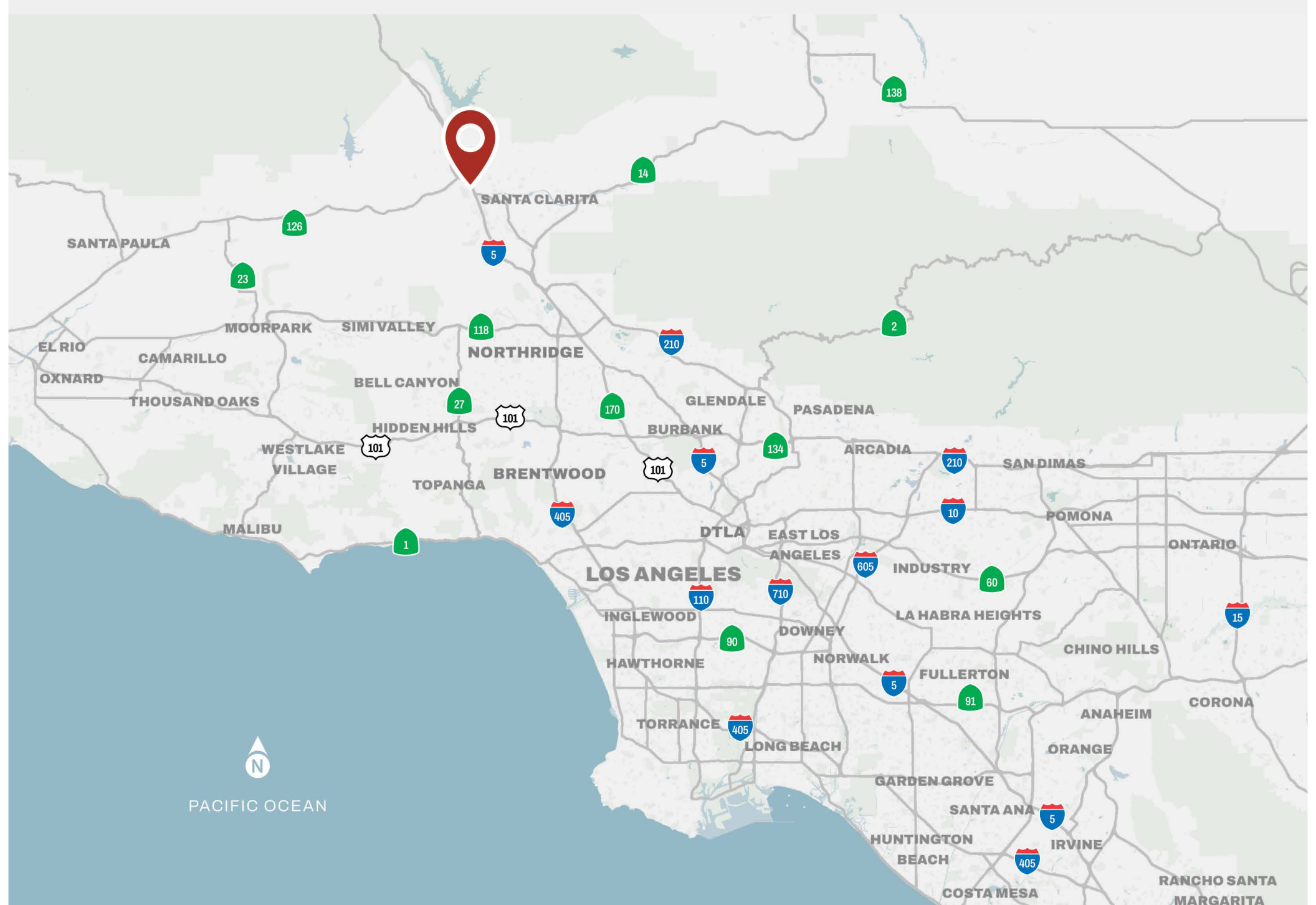
2ND FLOOR



1ST FLOOR







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