

23780 NEWHALL AVENUE

SANTA CLARITA

OUTSTANDING MODERN SPACE FOR LEASE

TODD WUSCHNIG

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ERICA BALIN

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID #01191898

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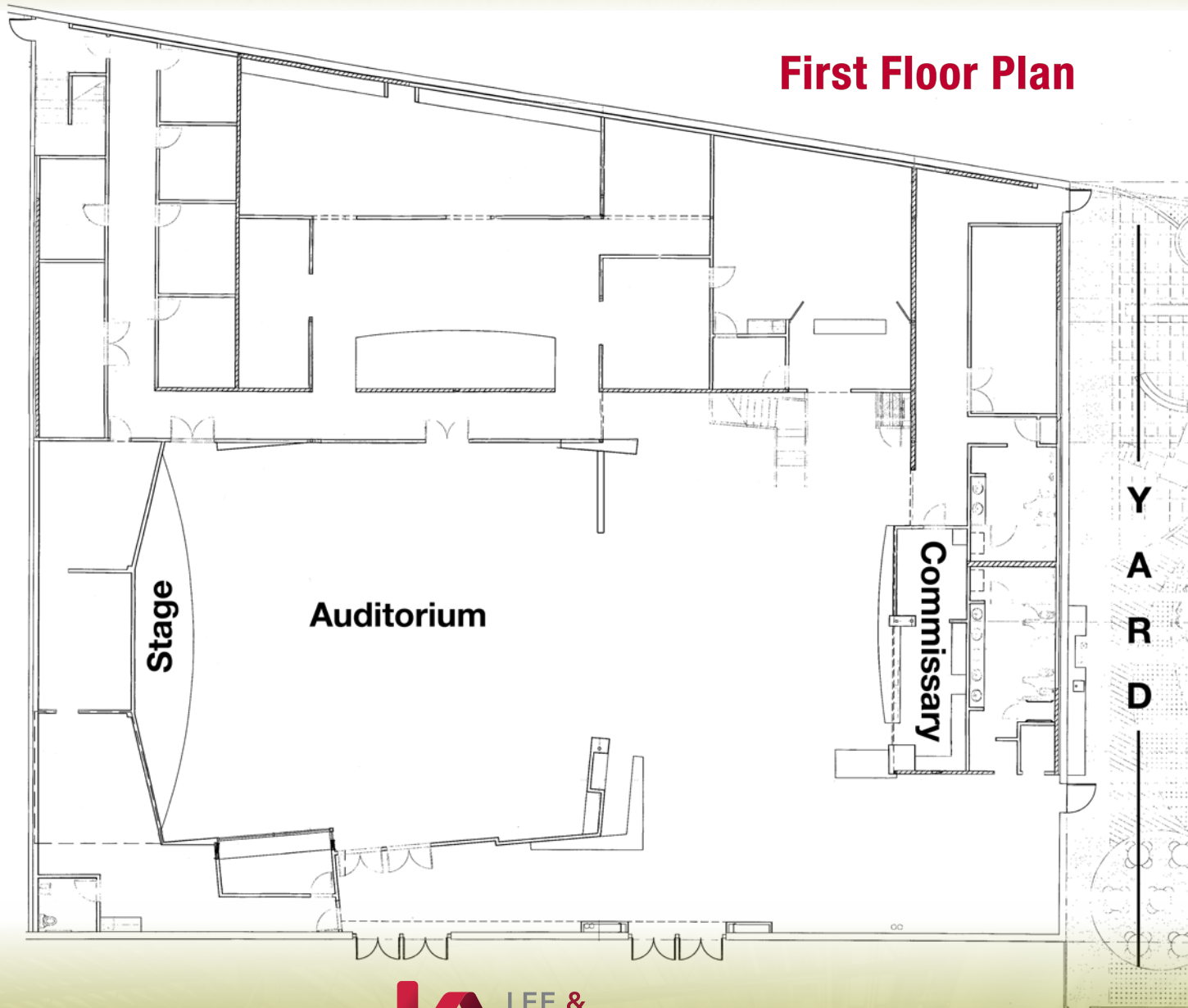
- **ADDRESS:** 23780 Newhall Ave., Santa Clarita, CA 91321
- **SIZE:** 23,600 SF
- **RENTAL RATE:** \$1.00/SF plus NNNs – approx. \$0.13/SF
- **PARKING:** 5/1000 FREE
- **AVAILABILITY:** Immediate

PROPERTY HIGHLIGHTS

- Highly Upgraded with Over-Standard Improvements
- Flexible Layout for Many Businesses (Restaurant / Brewery / Religious Center / Theater / Gym / Child Care Facility)
- Excellent Visibility - Prominent Building and Pylon Signage Available
- Private and Gated Side Yard
- Signalized Corner Location
- Join Dollar Tree, Starbucks, Panda Express, Subway and Many More Retailers
- Easy Access to the 5 and 14 Freeways
- 20 Minutes to Burbank
- Minutes From Old Town Newhall and Valencia

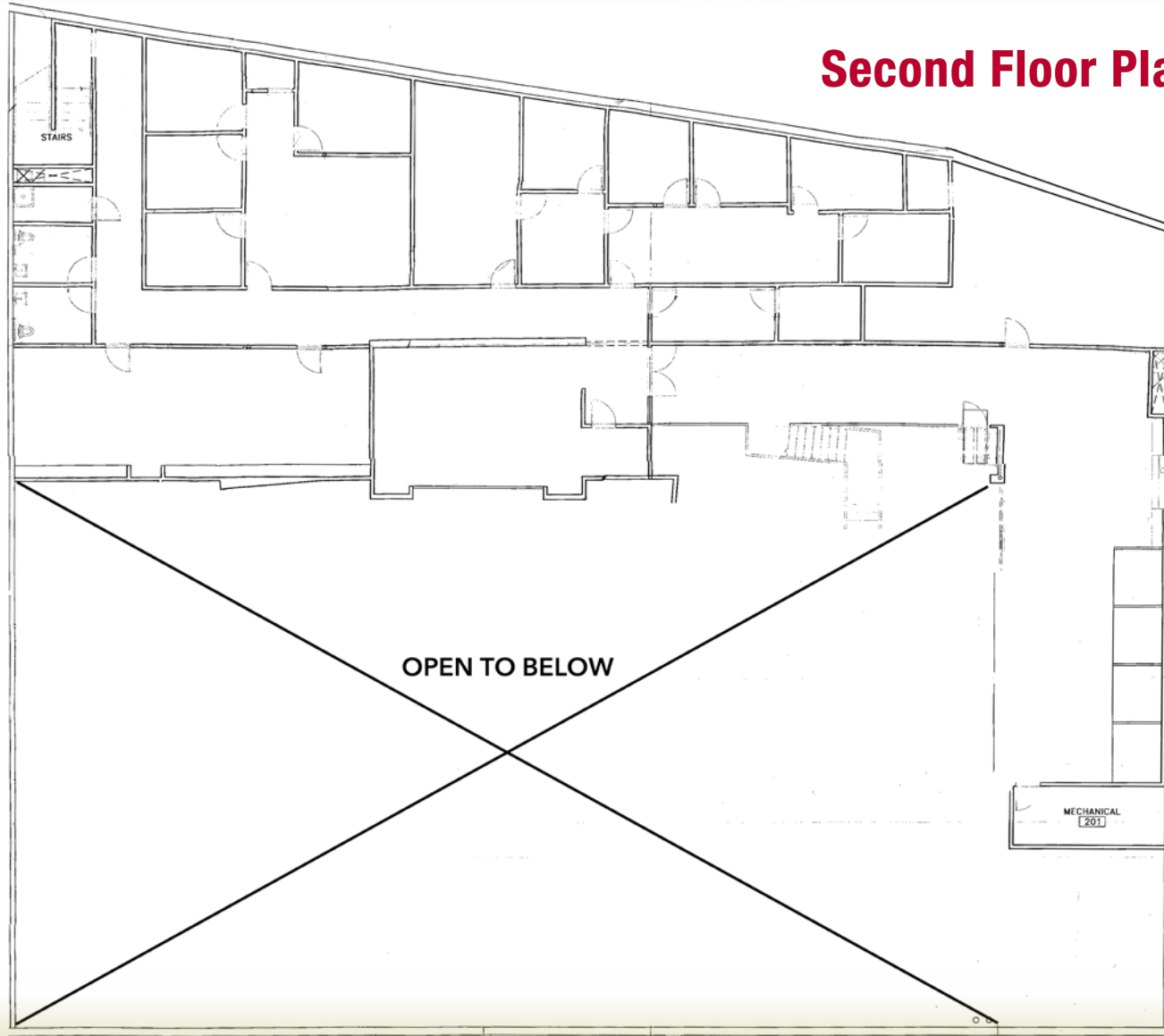


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Second Floor Plan



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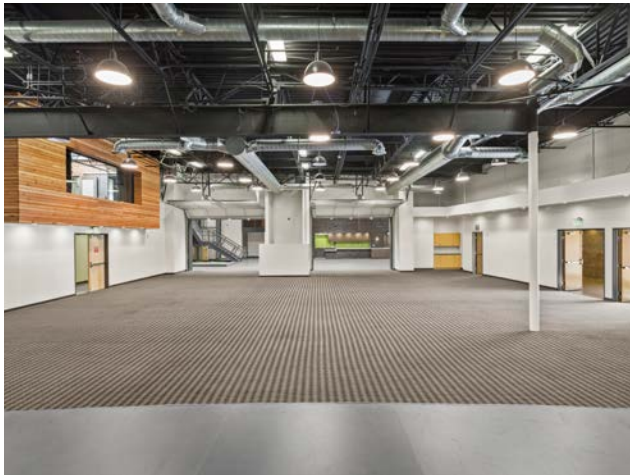


Call Broker for full picture file



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For further information contact:

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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®-LA North, Inc.

Corporate ID #01191898

*A Member of the Lee & Associates
Group of Companies*

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**Call Now for More Information and to
Schedule a Tour of the Building**