



Exceptional Light Industrial Facility  
Prominent Frontage Along Highly Trafficked Rye Canyon Road  
Class A Office Improvements



# 19,188 SF AVAILABLE FOR LEASE

25413 Rye Canyon Road | Valencia, CA

**PROMINENTLY FRONTS HIGHLY TRAFFICKED RYE CANYON ROAD**

Extensive Interior and Exterior Refurbishments Under Way





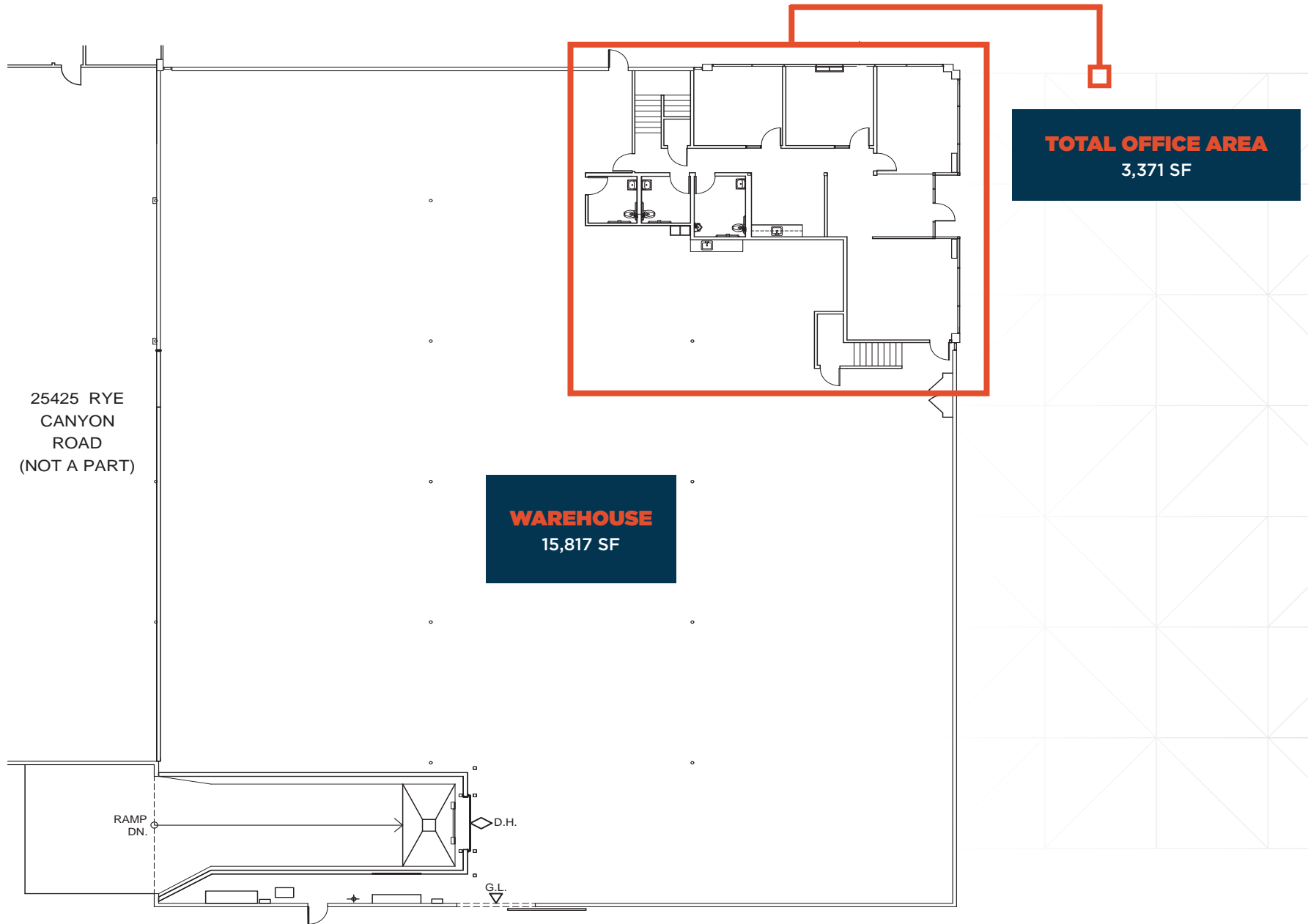
### PROPERTY HIGHLIGHTS

Located in the business friendly City of Santa Clarita, 25413 Rye Canyon Road, Unit A sits prominently fronting highly trafficked Rye Canyon Road in the master planned Valencia Industrial Center. Other notable features include the following:

- 19,188 SF
- 3,371 Total Office SF
- Lease Rate: \$1.39/SF/Mo NNN
- Extensive Recent Renovations
- 21'- 24' Min Clear Height
- 1 GL Door; 1 DH Door
- Power: 400 Amps; 277/480 Volts; 3 Phase; 4 Wire (Verify)
- Located Well Within the Thirty Mile Zone (TMZ)
- Close Proximity to I-5, Highway 126 and Countless Amenities
- Possession Date: 3/15/23







PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



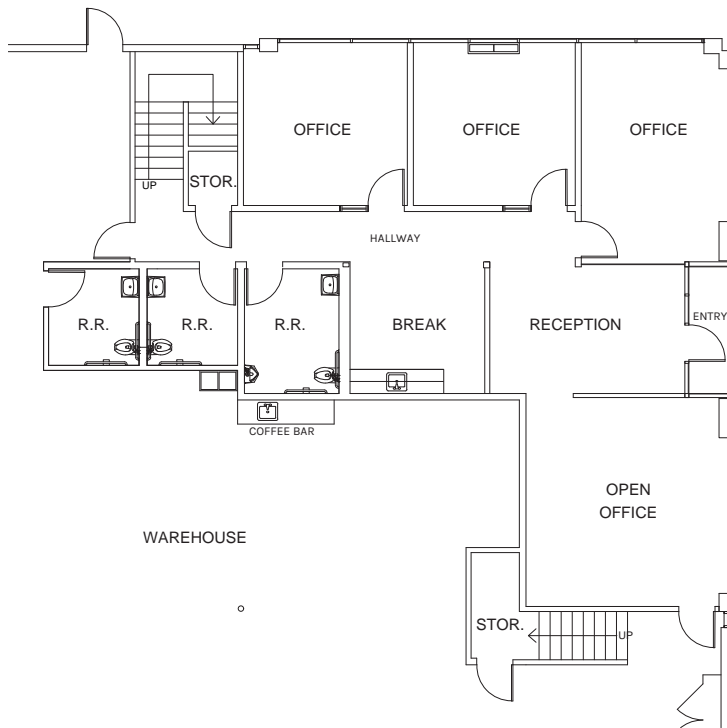
FIRST FLOOR: 1,713 SF

SECOND FLOOR/MEZZANINE: 1,658 SF

TOTAL OFFICE: 3,371 SF

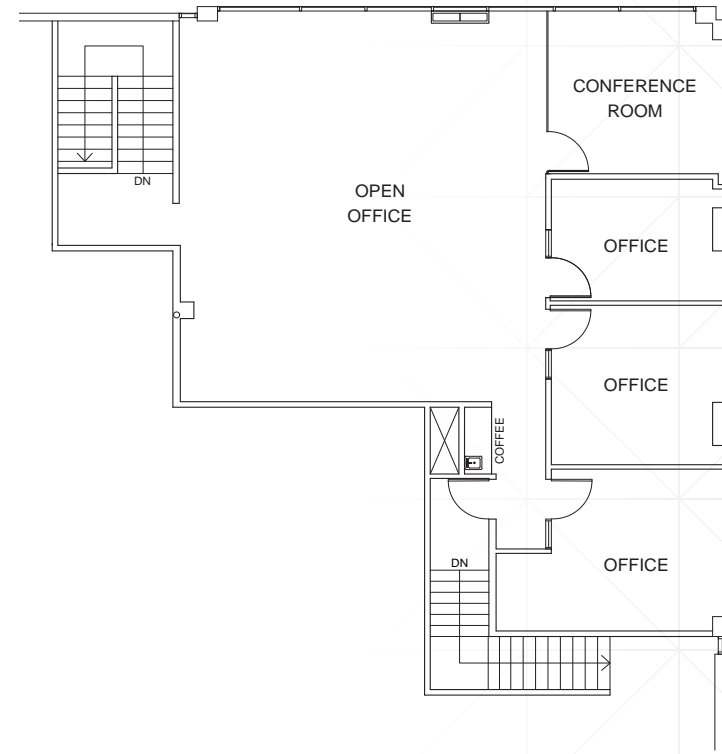
### FIRST FLOOR

1,713 SF



### SECOND FLOOR/MEZZ

1,658 SF





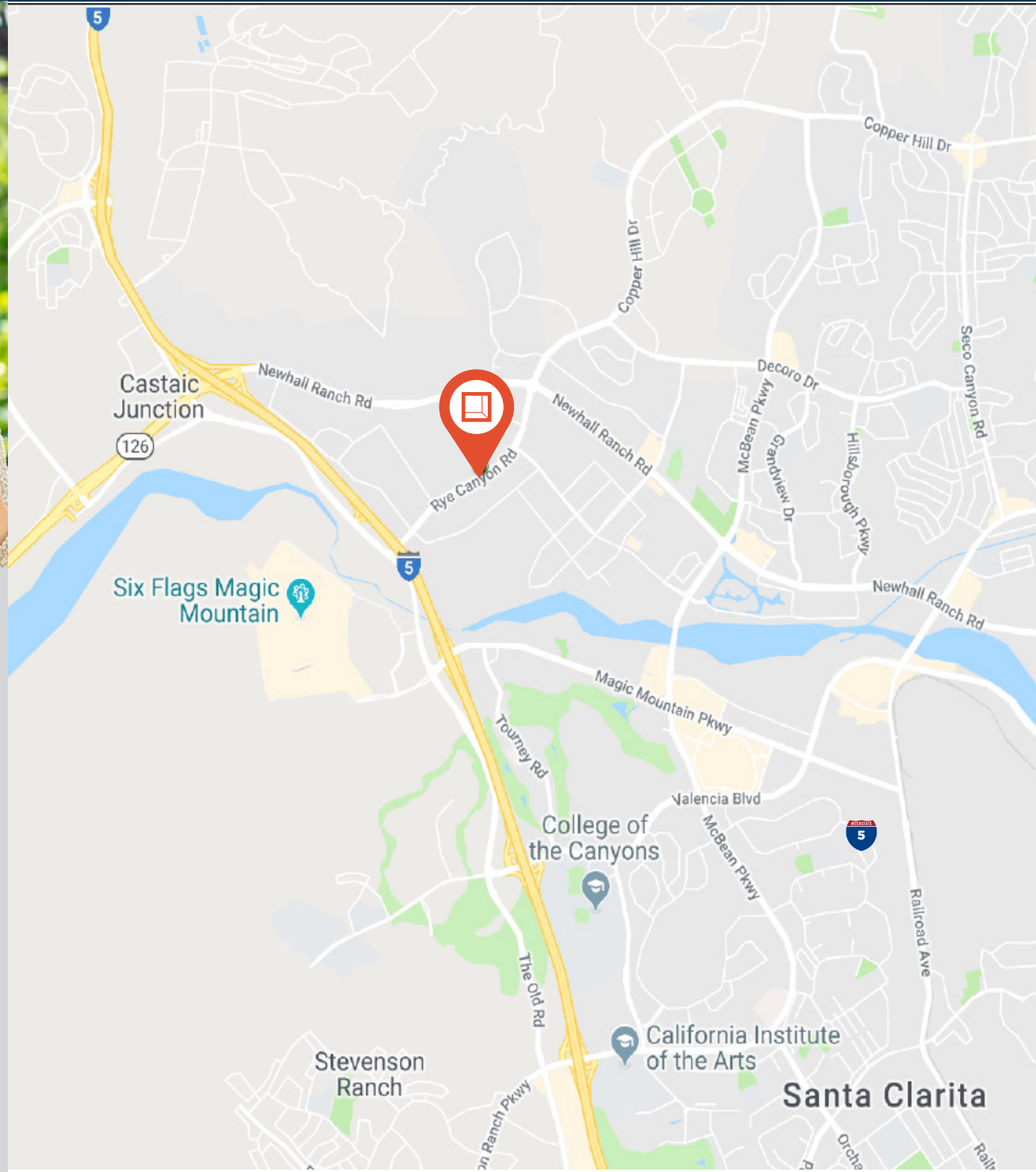
# LOCATION OVERVIEW

25413 RYE CANYON ROAD, UNIT A



## THE PERFECT BLEND OF BIG CITY SOPHISTICATION AND SMALL TOWN CHARM

25413 Rye Canyon Road, Unit A in Valencia, California represents a rare opportunity to expand your business in one of the most desirable submarkets in the United States. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. It is no wonder why so many are flocking here to experience its beauty and business incentives. 25413 Rye Canyon Road is your next smart business move.





## Business Incentives:

### The Santa Clarita Valley is 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 such as Advanced Bionics, ITT Aerospace, Sunkist and Logix to name just a few. And there is a reason for that. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley the preferred destination for business development in Southern California include:

- » Pro Business City
- » Tax Incentive Credit Program
- » Film and Television Production Credit
- » Research and Development (R&D) tax credits
- » Worksource Center

Relocating your business to the Santa Clarita Valley will be your next smart business move. Here's why:

ANALYSIS OF POTENTIAL COST SAVINGS	TAXES & FEES	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
<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%	

