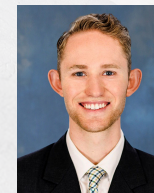


# FOR LEASE ±13,408 SF WAREHOUSE



26763 Oak Avenue  
Canyon Country, CA 91361

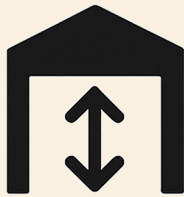
LISTED BY:



Cole D Gee  
805.404.5883  
cole@majorproperties.com  
DRE Lic. 02009034



**INDUSTRIAL  
BUILDING**



**HIGH  
CLEARANCE**



**TRUCK HIGH  
LOADING**



**GROUND LEVEL  
LOADING**



**GATED  
PARKING**



**OFFICE  
SPACE**



**400 AMPS  
POWER**



**SPRINKLERS**

|                            |                      |
|----------------------------|----------------------|
| Building Area              | ±13,408 SF           |
| Warehouse Area             | ±9,808 SF            |
| Office Area                | ±3,600 SF            |
| Land Area                  | ±28,909 SF           |
| Construction               | Masonry              |
| Year Built                 | 1986                 |
| Warehouse Clearance Height | 20'                  |
| Power                      | 400A/120-208V/3Ph 4W |
| Ground Level Loading Doors | 1                    |
| Exterior Dock              | Yes                  |
| Sprinkered                 | Wet                  |
| Parking                    | ±20 Surface Spaces   |
| Zone                       | SCBP                 |

**26763 OAK AVENUE  
CANYON COUNTRY, CA 91361**

## Property Highlights

- Prime manufacturing/warehouse facility
- Freestanding building
- Ground level and dock high loading
- High ceiling clearance
- 400 amps power service
- Abundant secure, fenced and gated parking
- Located just north of Soledad Canyon Rd and just east of Golden Valley Rd
- 3 miles west of the Antelope Valley (14) Freeway  
5 miles east of the Golden State (I-5) Freeway
- Available immediately!

### LEASE RENTAL:

**\$18,101 Per Month (\$1.35 Per SF NNN)  
NNN = \$5,525 Per Month (\$0.41 Per SF)**

**TOTAL: \$23,626 Per Month (\$1.76 Per SF)**

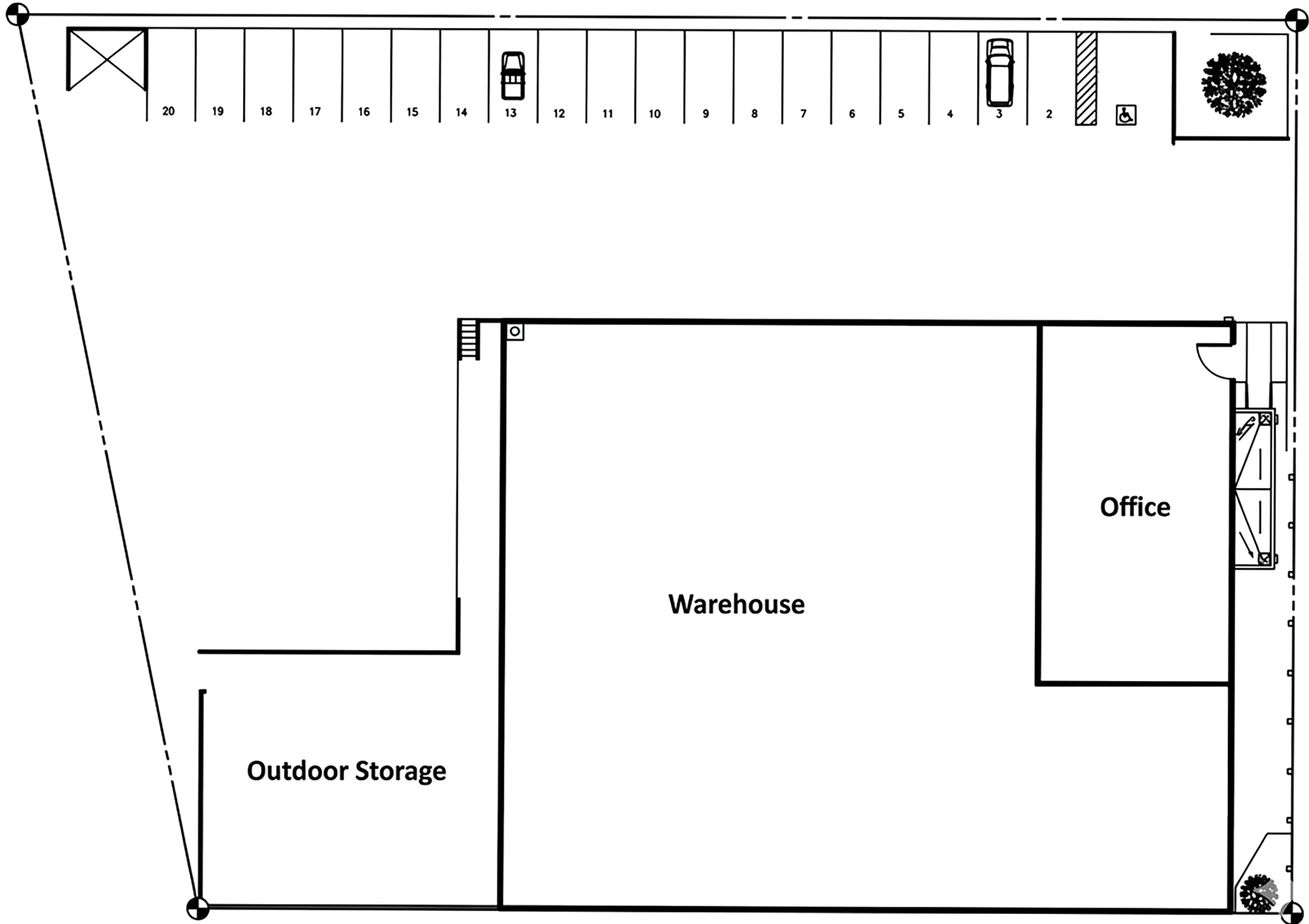






**SITE PLAN**

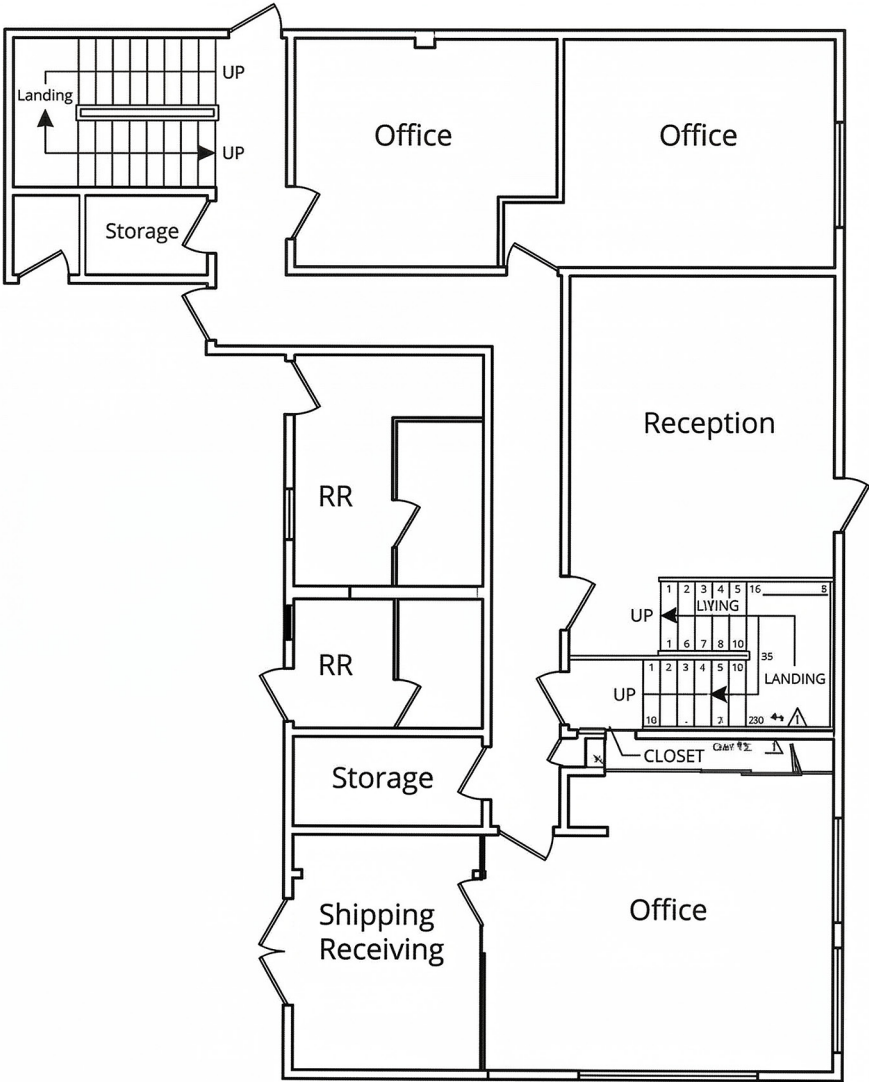
**26763 Oak Avenue**



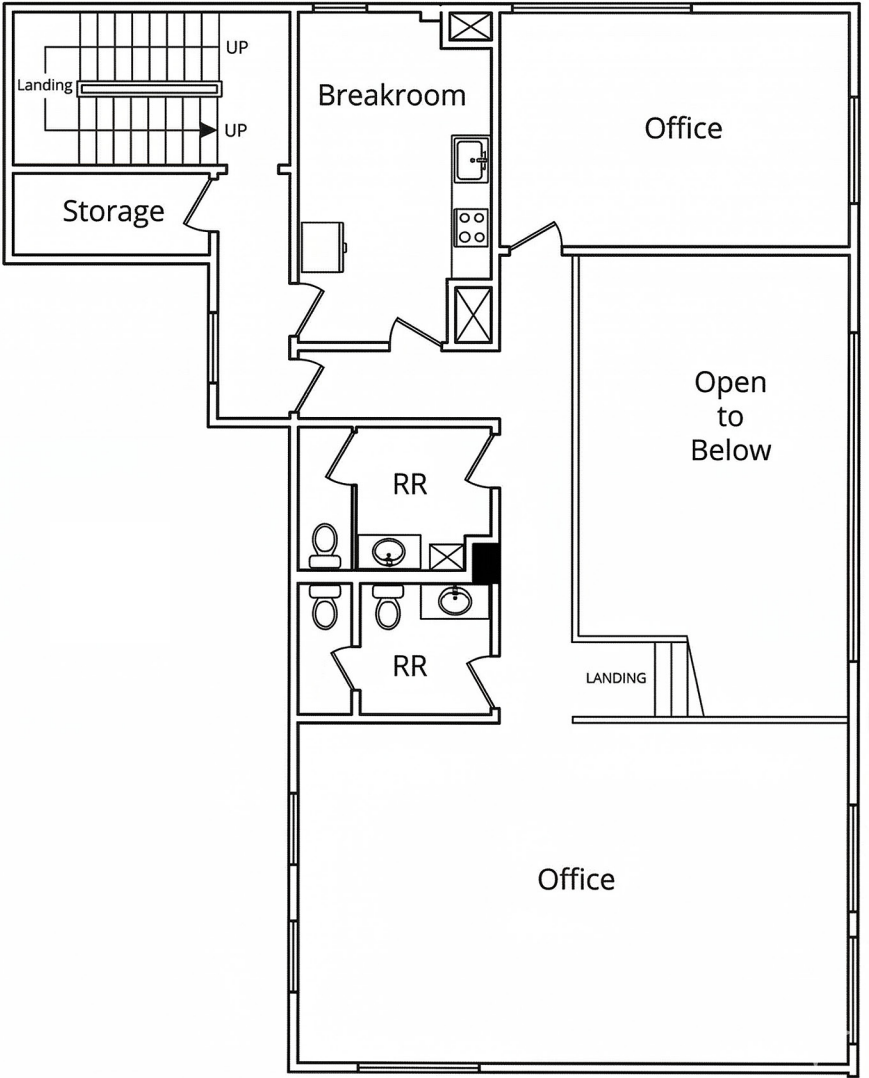
SITE PLAN

26763 Oak Avenue

Ground Floor



Second Floor



AERIAL PHOTO

26763 Oak Avenue



MAJOR PROPERTIES

# AREA MAP

26763 Oak Avenue



MAJOR PROPERTIES

# WAREHOUSE FOR LEASE

±13,408 SF Industrial Building on ±28,909 SF Land

26763 OAK AVE, CANYON COUNTY, CA 91351

*For More Information, Contact:*



Cole D Gee | Senior Associate

805.404.5883

cole@majorproperties.com

DRE Lic. 02009034

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

