



25145 / 25147 / 25149 RYE CANYON LOOP VALENCIA CA 91355



YOUR WORKPLACE **ELEVATED**

38,535 SF - 136,990 SF
STATE-OF-THE-ART
INDUSTRIAL SPACE
AVAILABLE FOR
SALE OR LEASE







WORK. LIFE. BALANCED.

MORE THAN A WORK PLACE - THIS IS A LIFESTYLE

YOUR WORKPLACE. ELEVATED.

Located within the prestigious Southern California Innovation Park, 25145 Rye Canyon Loop, Valencia CA 91355 will be a gorgeous state-of-the-art new industrial building with exceptional truck loading, 32 ' clear high ceilings and surrounded by countless amenities including walking trails, parks and great dining. The Southern California Innovation Park is a coveted address. It is a sprawling parklike business campus sitting on 160 acres with a secured entrance and designed to that take full advantage its central location, natural beauty, amenities and open space to create a vibrant work environment that enhances both commerce and community. **Coming Summer 2021**

THE HIGHLIGHTS

- New Construction
- Highly Functional
- 32' Clear Height
- ESFR Sprinklers
- Exceptional Truck Loading
- Located in Prestigious Business Campus with Secured Entry
- Amenity Rich Area with Restaurants and Shopping in Proximity
- Close to I-5 Freeway
- Scheduled Completion Summer 2021





AN EXCITING NEW ADDRESS AT SOUTHERN CALIFORNIA INNOVATION PARK



BUILDING PLAN



SCE ACCESS ROAD

Southern California
Innovation Park
136,990 SF

RYE CANYON LOOP

RYE CANYON LOOP

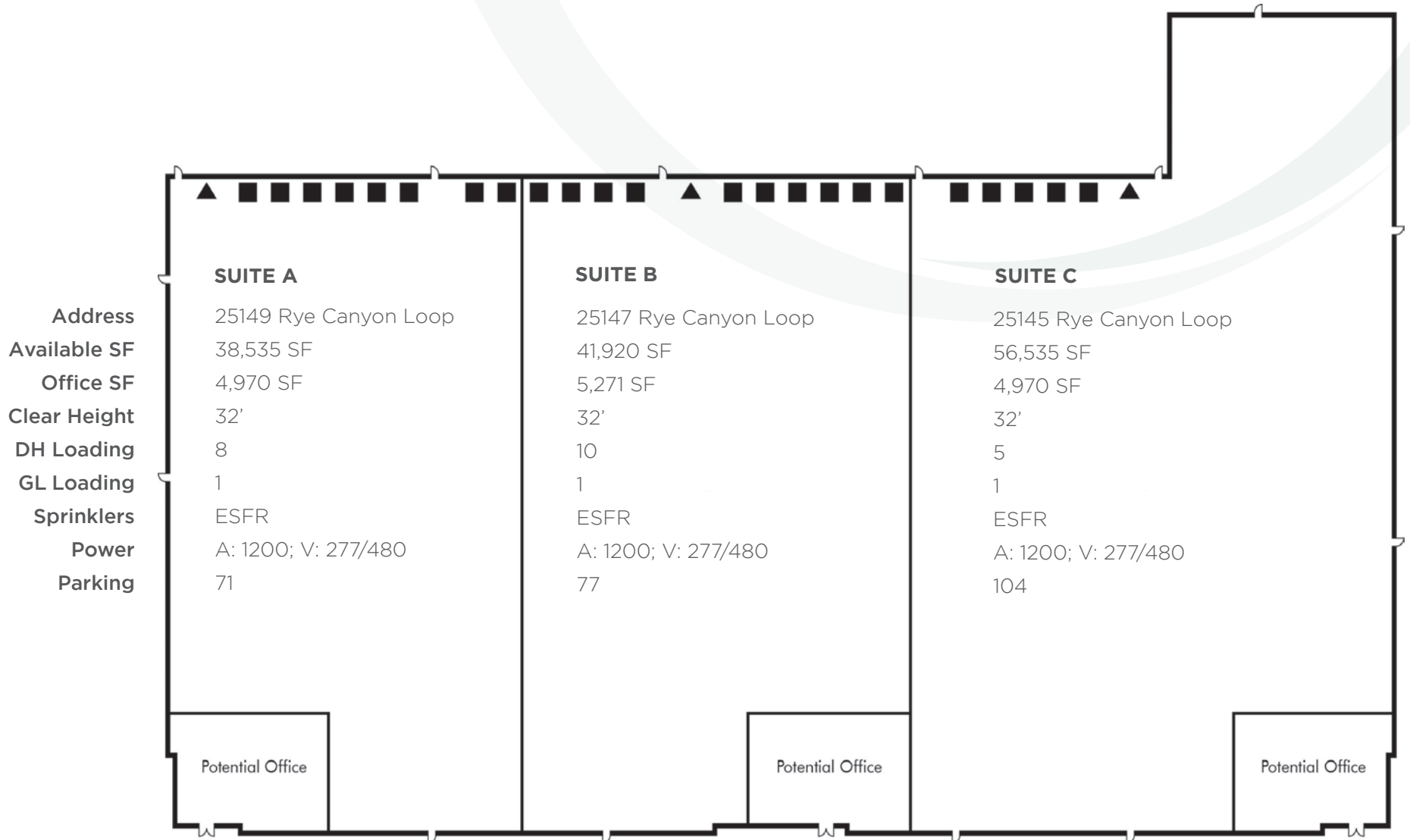




BUILDING DETAILS

25145 RYE CANYON LOOP

DETAILS & FLOOR PLAN



CITY OVERVIEW

Local culture meets luxe style in scenic Valencia, California. Hugged by greenery, rolling hills and endless amenities this area invites. Situated in the city's core, just steps away from premier dining / retail options and a bustling local culture, Southern California Innovation Park represents an unmatched opportunity to expand your business into the "Most Business Friendly City in Los Angeles County" (LAEDC 2016). And no other area fuses big city sophistication and small town charm as seamlessly as the Santa Clarita Valley. Named one of the top five safest cities in the entire country, this thriving, bouyant community has a lot to celebrate. Its economy is flourishing and the business sector is flocking to its serene surroundings with gusto due to its many tax and pro-business incentives, making the Santa Clarita Valley the ideal location for both your thriving business and your thriving family.

LOCAL CULTURE
meets luxe style

Southern California
INNOVATION PARK







1



KELLY JOHNSON PKWY

FROM I-5 NORTH
Exit Newhall Ranch Rd.
Then Turn Right
Make Left At Aurora Dr.

NEWHALL RANCH ROAD

1 2



THE OLD ROAD

FROM I-5 SOUTH
Exit the Old Road
Turn Left Onto Rye Cyn Rd.

AREA AMENITIES

RESTAURANTS

- 1 Wolf Creek Brewing
- 2 New Moon
- 3 Panda Express
- 4 Chipotle Mexican Grill
- 5 Catch 21
- 6 Subway
- 7 Starbucks
- 8 Wendy's
- 9 The Habit Burger
- 10 Sushi One

STORES

- 1 Walmart
- 2 Office Depot
- 3 The Home Depot
- 4 Smart & Final
- 5 LA Fitness

HOTELS

- 1 Courtyard Marriott Santa Clarita
- 2 Embassy Suites Valencia

BANKS

- 1 Chase Bank
- 2 U.S. Bank





FOR MORE INFORMATION, PLEASE CONTACT

CRAIG PETERS

Executive Vice President
Lic. 00906542
+1 818 907 4616
craig.peters@cbre.com

DOUG SONDEREGGER

Executive Vice President
Lic. 00827505
+1 818 907 4607
doug.sonderegger@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



25145 / 25147 / 25149 RYE CANYON LOOP, VALENCIA, CALIFORNIA

