

# 4226 VALLEY FAIR

SIMI VALLEY, CA 93063

**FOR SALE OR LEASE**  
FREESTANDING INDUSTRIAL BUILDING



## 6 UNIT MULTI TENANT

Flexible 6 unit multi tenant configuration – ideal for investors or owner-users

## CLEAN. FUNCTIONAL. MOVE-IN READY.

4226 Valley Fair is a freestanding industrial building offering clean warehouse space, efficient layout and exceptional functionality in the heart of Simi Valley.



### FLEXIBLE LAYOUT

Open warehouse with high ceilings and minimal columns for maximum efficiency



### CLEAR HEIGHT

High ceiling clearance ideal for racking, storage, distribution and light manufacturing



### PRIVATE OFFICES

Two private offices and an open mezzanine with windows overlooking the warehouse



### PARKING & ACCESS

Ample parking and convenient access for trucks, vans and employees



**6**  
GL DOORS



**1200 A**  
POWER



**GI ZONING**  
(BUYER TO VERIFY)

WAREHOUSE - FRONT OFFICE



SPACIOUS FENCED YARD



INTERIOR OFFICE / OPEN SPACE



PRIVATE OFFICE



## PROPERTY OVERVIEW

- ±23,470 SF Total Building Size (Buyer to Verify)
- 6 Unit Multi Tenant
- 6 GL Doors
- 1200 A Power (verify)
- GI Zoning (Buyer to Verify)
- High Ceilings
- Efficient, Functional Layout
- Ample Parking
- Excellent Simi Valley Location with Easy Access to the 118 Freeway

## IDEAL FOR

- DISTRIBUTION
- E-COMMERCE
- LIGHT MANUFACTURING
- WHOLESALE / STORAGE
- SERVICE BUSINESSES



## STRATEGIC LOCATION

Located in the desirable Simi Valley industrial market, 4226 Valley Fair offers immediate access to the Ronald Reagan Freeway (118) and is surrounded by a strong business community, retail amenities and a skilled workforce.

## IDEAL FOR OWNER-USERS OR INVESTORS

CLEAN • FUNCTIONAL • VERSATILE

## PROPERTY HIGHLIGHTS

- Freestanding Industrial Building
- ±23,470 SF Total (Buyer to Verify)
- 6 Unit Multi Tenant
- 6 Ground Level Doors
- 1200 A Power (Buyer to Verify)
- GI Zoning (Buyer to Verify)
- High Ceilings
- Ample Parking & Easy Truck Access
- Excellent Simi Valley Location

EXCLUSIVELY LISTED BY  
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