



**1340-1380**

FLYNN ROAD

CAMARILLO, CA 93012

**Free-Standing Industrial Building**

Ideal For Warehousing, Manufacturing, and R&D Uses

FOR SALE OR LEASE

OWNER USER / INVESTOR OPPORTUNITY

+/- 61,672 SF DIVISIBLE

**CBRE**



# PROPERTY HIGHLIGHTS



**Building Size**  
±61,672 SF  
Divisible



**Sale Price**  
\$11,895,000  
(\$193.00/SF)



**Lease Rate**  
\$0.88/SF NNN



**Office**  
21/±34,960 SF



**Parcel Size**  
108,900 SF



**Clear Height**  
22'



**Power**  
2,000 Amps  
277/480 Volt  
3 Phase, 4 Wire



**Loading Doors**  
1 Truck High (12'x18')  
3 Ground Level (12'x14')



**Sprinklers**  
.24/2000



**Location**  
Camarillo



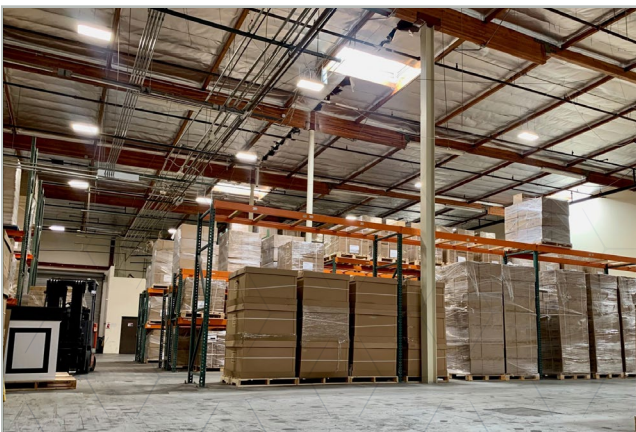
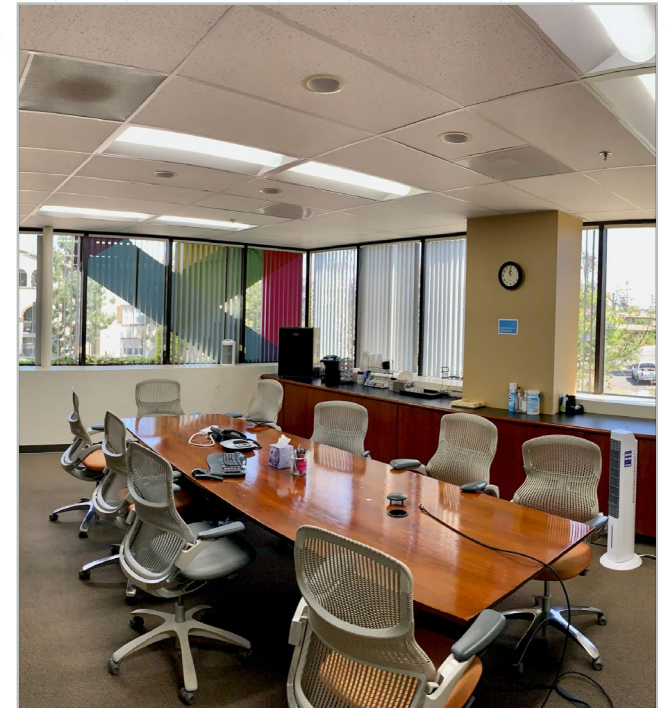
**Flexible**  
M1 Zoning



**Parking Stalls**  
150

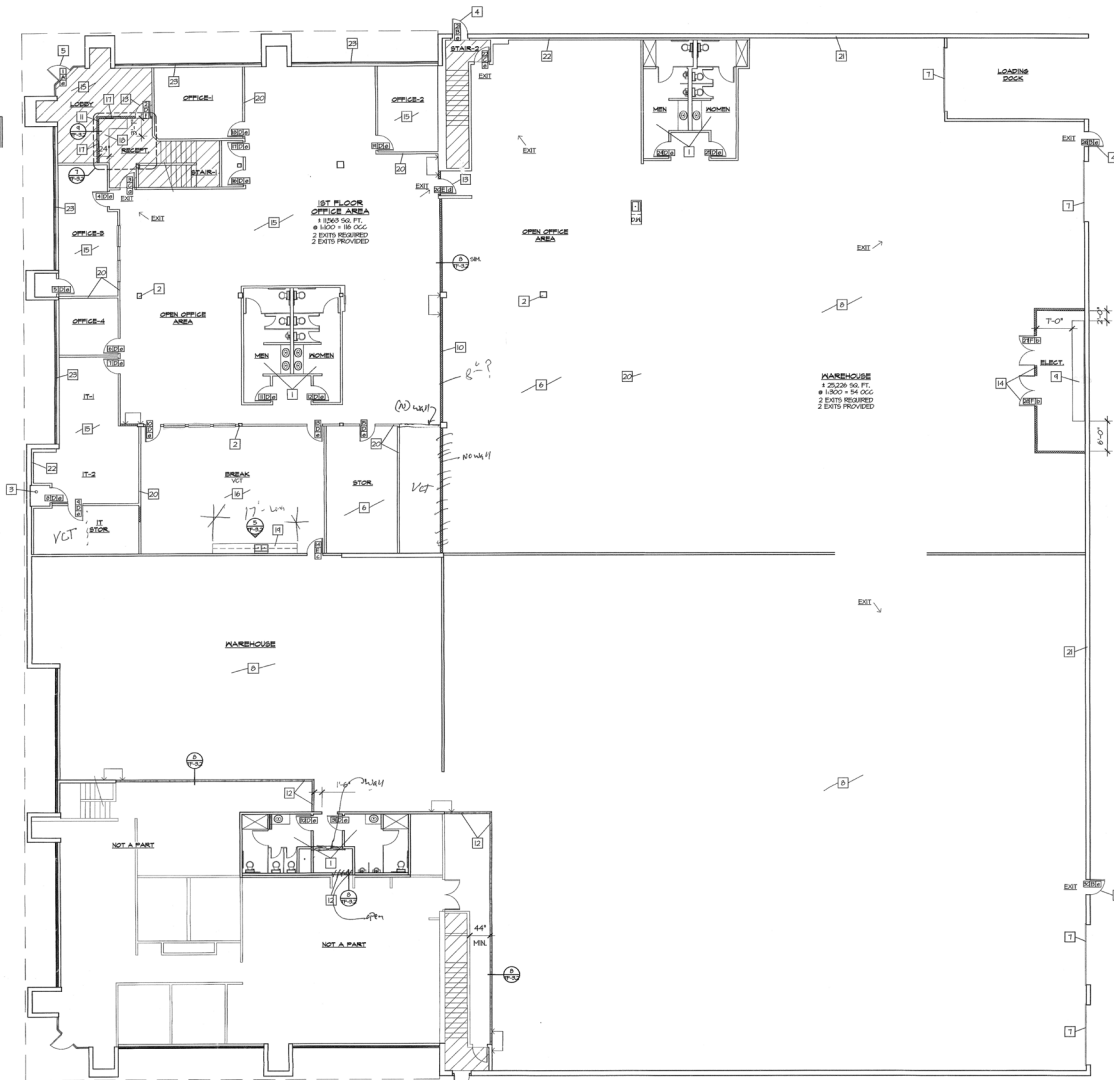


# PROPERTY PHOTOS





# PLAN FIRST FLOOR



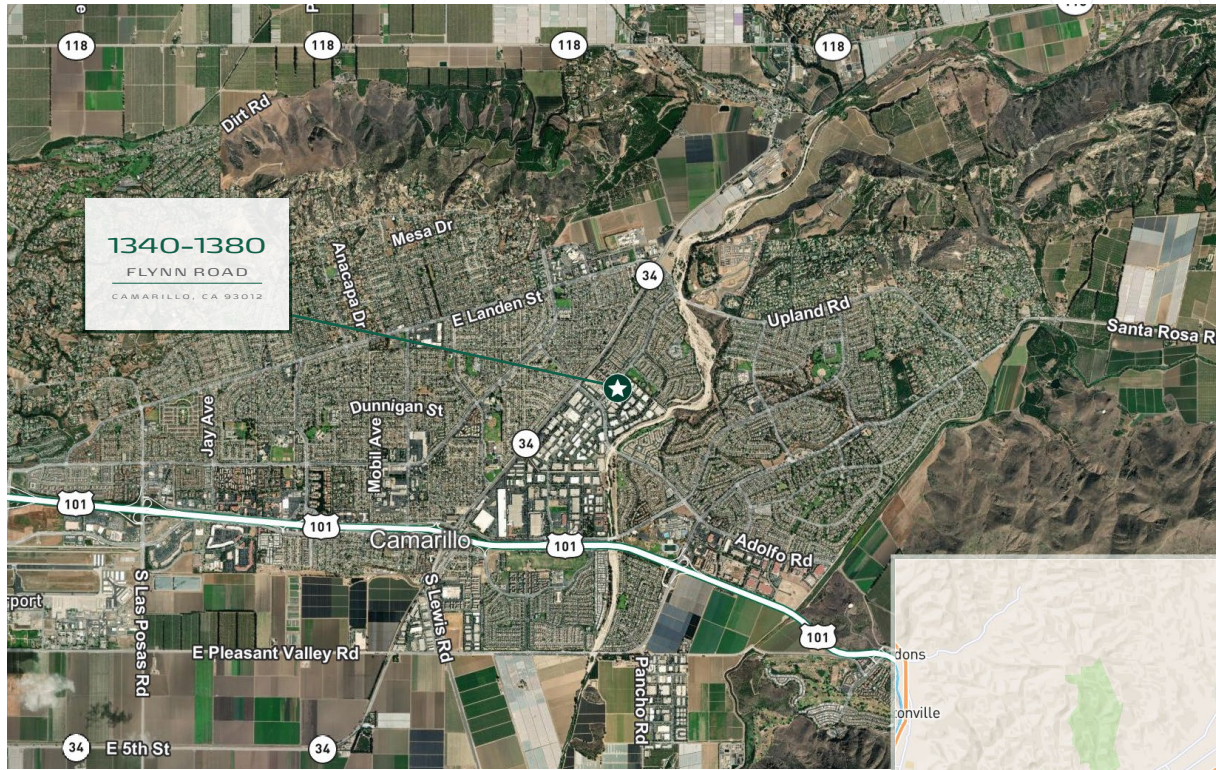
NORTH  
FIRST FLOOR CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"  
0' 2' 4' 8' 16'







# LOCATION MAPS





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