

R&D FOR LEASE

5153
Camino Ruiz, Camarillo

5153

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



- Master Planned Business Park
- Excellent Freeway Visibility and Identity
- Easy Access to Ventura 101 Freeway
- Walking Distance to Numerous Restaurant & Retail Amenities
- Abundant Surface Parking
- R&D Conversion Possible
- Heavy Power
- Clearance Heights up to 24 Feet
- Ground Level Loading Possible



5153 CAMINO RUIZ

Lease Rate: T.B.D.

5153 CAMINO RUIZ (Conceptual R&D Conversion)

Year Built: 1983

Building Size: 30,000 - 39,939 SF

Lot Size: 2.98 AC

Structure: Concrete exterior

Elevator: Yes

Parking: 158 surface spaces

Zoning: L-M

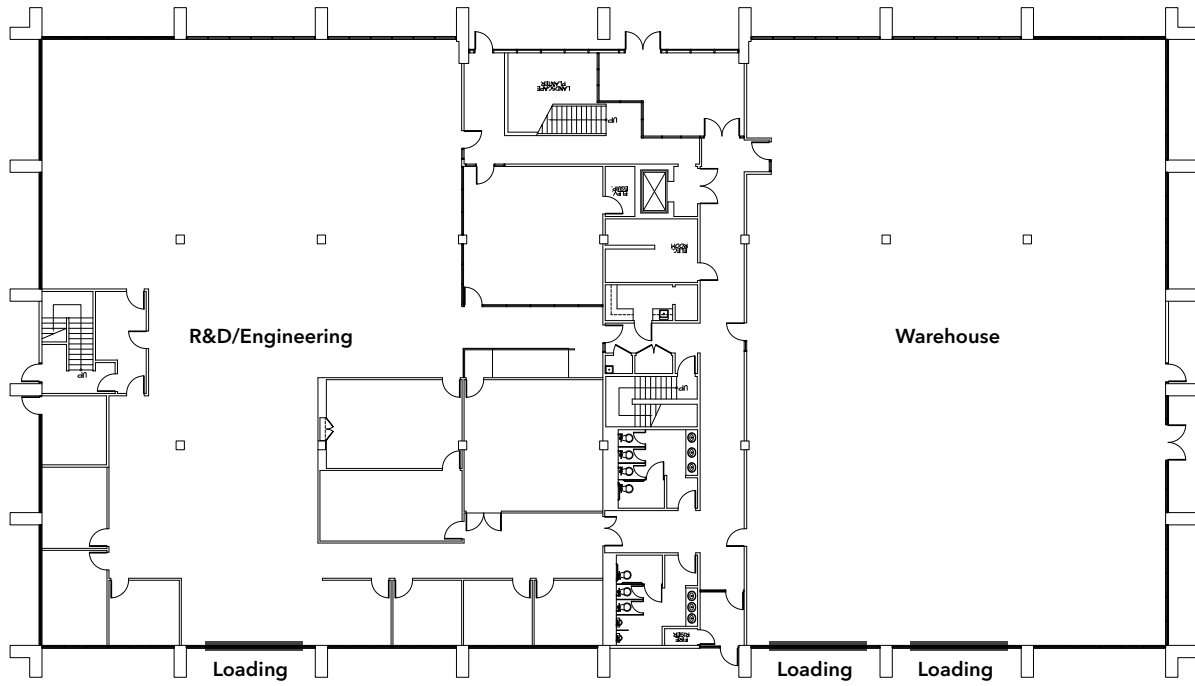
HVAC: (2) 50-ton units

Power: 1,000 amp capacity; 480 volt

Ceiling Height: 24' (Possible)

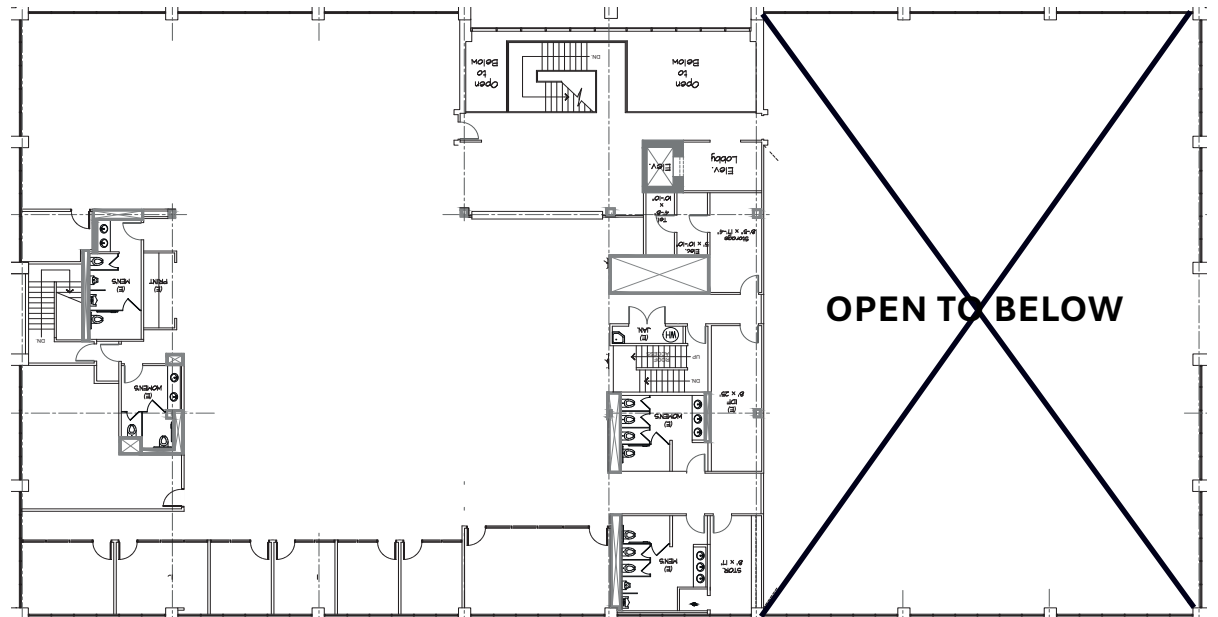
Loading: Ground level



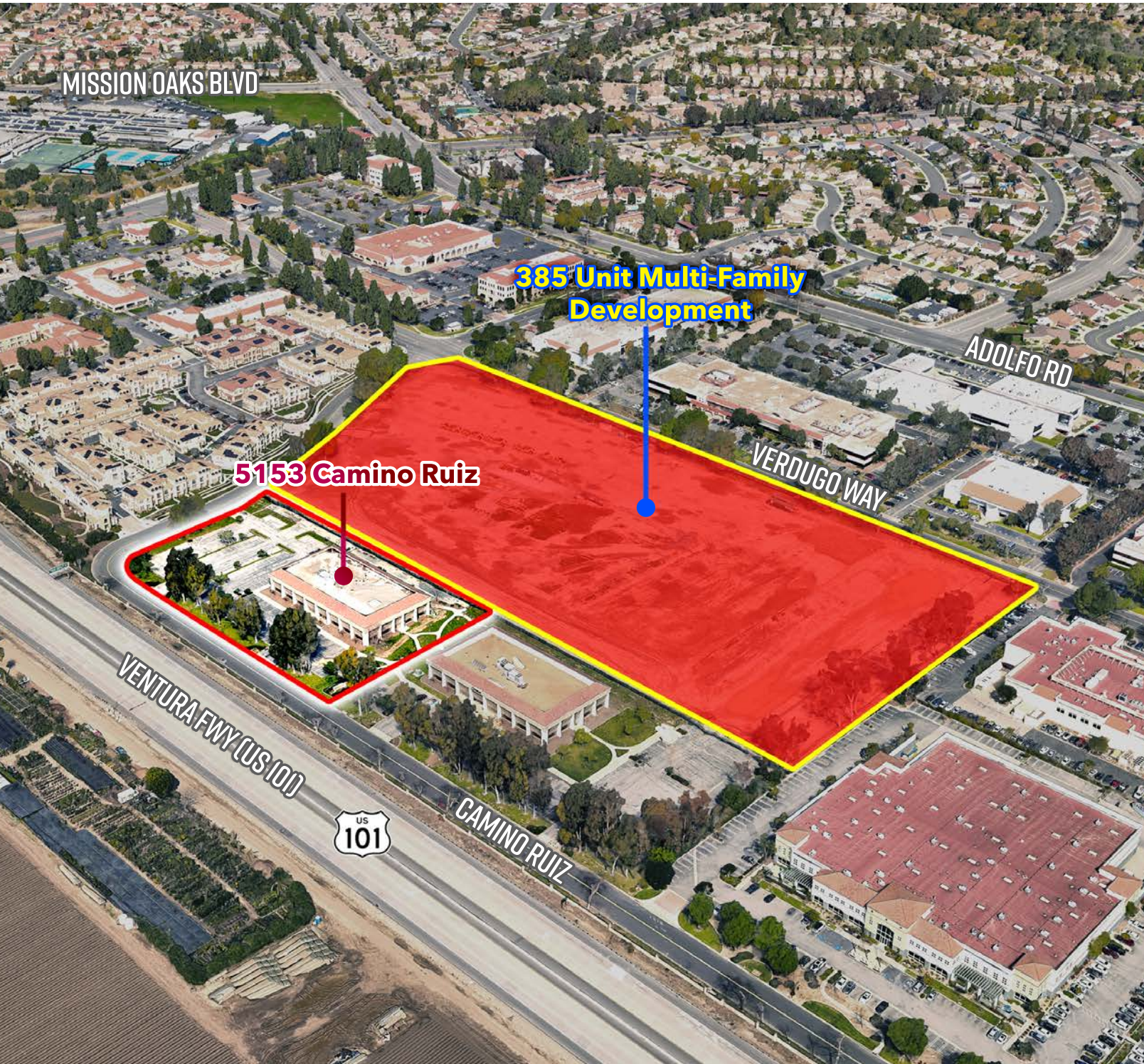


FIRST FLOOR
±19,721 SF

SECOND FLOOR
±15,159 SF







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