

INDUSTRIAL FOR LEASE OR SALE

NEW SALE PRICE!



900 FLYNN ROAD, CAMARILLO, CA

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- SIZE: 22,300 SF
- HIGH IMAGE INDUSTRIAL BUILDING
- FLEXIBLE OFFICE DESIGN W/ EXTENSIVE GLASS
- 22' FT MINIMUM CLEAR HEIGHT
- 600 AMPS 277/480 V POWER DISTRIBUTION
- CLOSE PROXIMITY TO 101 HWY
- LEASE RATE: \$26,314 (\$1.18 PSF NNN)
- SALE PRICE: \$6,578,500 (\$295/RSF)



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.

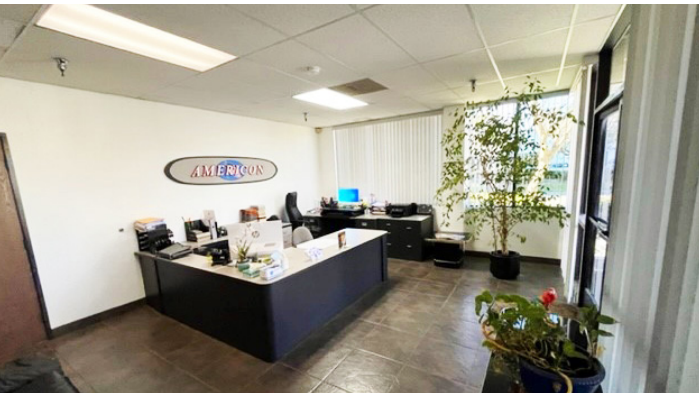
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PROPERTY SPECIFICATIONS

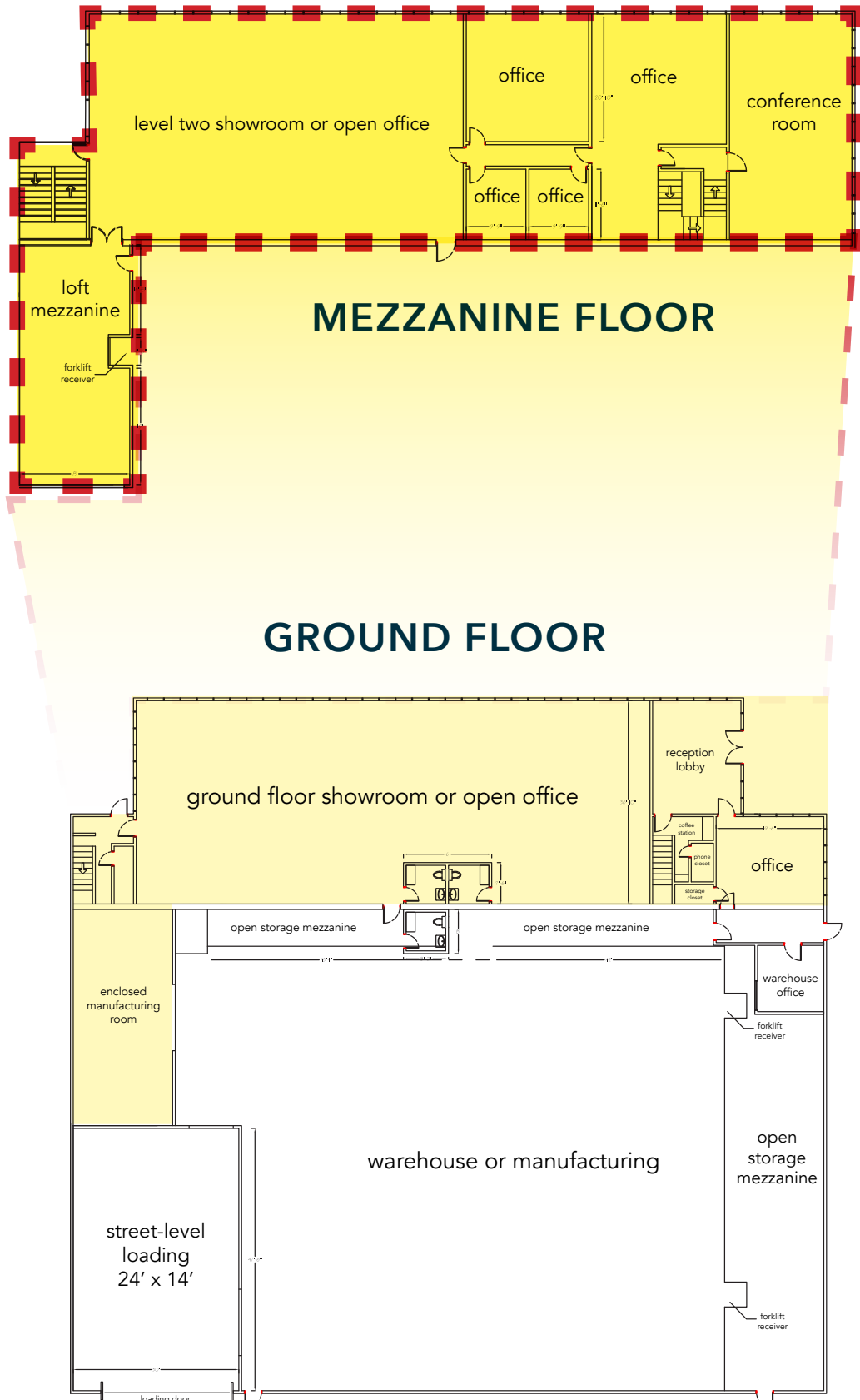
TOTAL BLDG SF	22,300 SF	POWER	600 AMPS 277/480 V
AVAILABLE BLDG SF	22,300 SF	LOADING	(1) GL 24' X 14'
LAND SF	47,045 SF	PARKING	56 SPACES 2.5/ 1,000
OFFICE SF	1ST FLR: 4,742 SF 2ND FLR: 5,560 SF TOTAL: 10,302 SF	OCCUPANCY	60 DAYS
ZONING	M-1	YEAR BUILT	1986

*Tenant to verify all information



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NOT TO SCALE