

INDUSTRIAL - PREMIUM WAREHOUSE SPACE

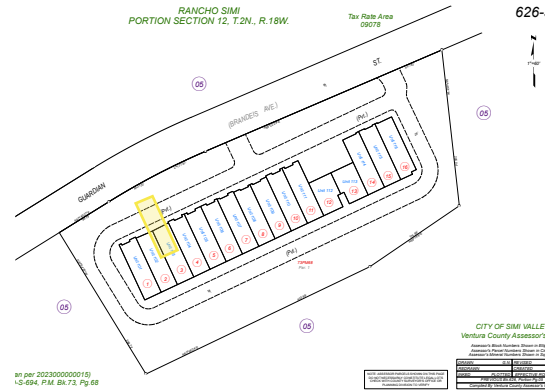
# 4180 Guardian St #102

Simi Valley, CA 93063



## SUMMARY

Price:	\$1,295,000
Unit Number:	# 205
Total Lot Size	3.97 AC
Unit Size	2,946 SF
Price SF	\$435.15
Property Type	Industrial
Property Sub-type	Warehouse
Building Class	B
Year Built	2023
Status	Active



## PROPERTY DESCRIPTION

Unit 102 presents a highly functional warehouse space with above grade premium upgrades throughout that are designed to support operational efficiency and security. The office area is outfitted with quality window coverings, while the warehouse features large cooling fans for climate control, above-standard electrical drops, enhanced LED lighting, motorized ground level loading door and electronic strike keyless re-entry and a comprehensive security camera system, ensuring both convenience and peace of mind.

With its thoughtful design and upgraded features, Unit 102 provides a turnkey solution for businesses seeking a reliable and productive workspace, or, a car collector who desires a secure unit for storage of personal cars and a man-cave.

Guardian Ridge is a state-of-the-art industrial condo project redefining purchase opportunities for business owners and investors.

### KEY FEATURES

- **Prime Location** – Ventura County convenience, just minutes from the San Fernando Valley
- **Modern Design & Construction** – Built to today’s highest standards
- **Upgraded Amenities** – Security, efficiency, and productivity built in.

### Joshua Linn

DIRECTOR, INDUSTRIAL INVESTMENTS

OFFICE 818 989 2000

MOBILE 818 802 6633

joshua@jclinn.com

commercial.equityunion.com

These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by Equity Union Commercial or its personnel, and all interested parties must independently verify its accuracy and completeness.

