

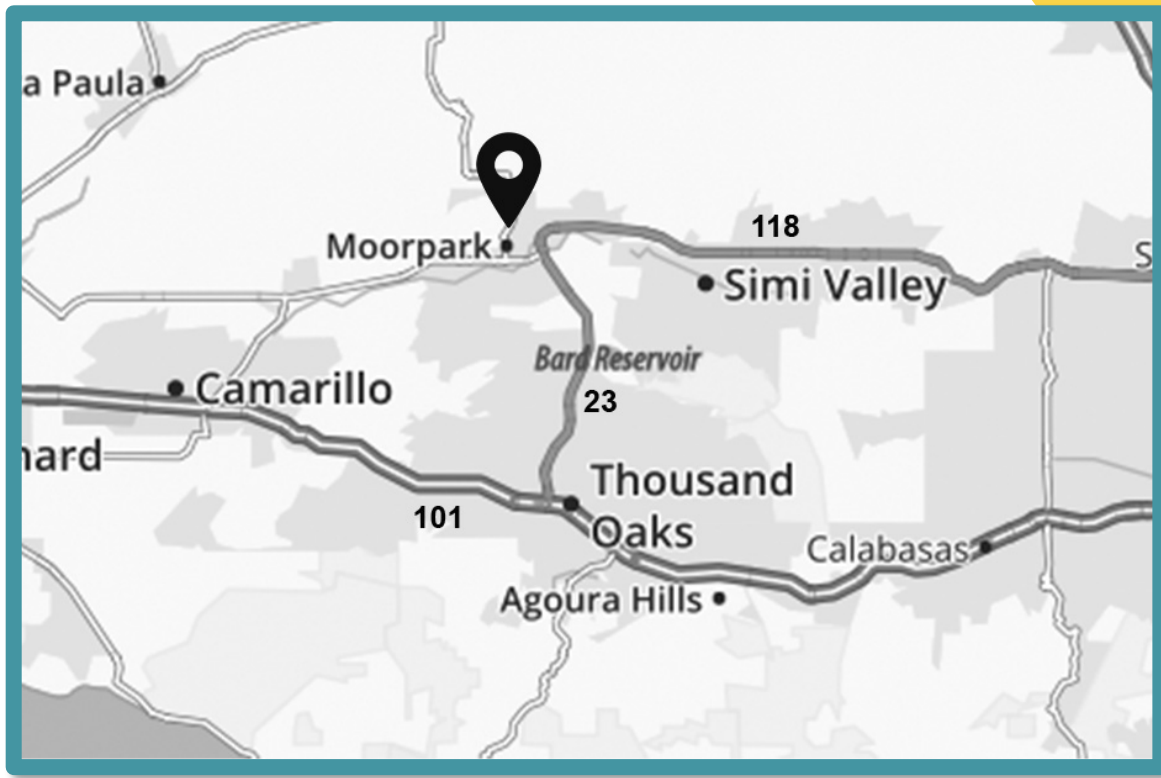
5450 Tech Circle Moorpark, CA



**10K Sq Ft M-1 Fabrication
Building and Office**



Base Rate	\$1.20 SF/Month
Effective Rate	\$14.4/SF/YR



Located in Moorpark, CA

**Easy Access to the 101,
118 and 23 freeways**

The Property



- 10K sq ft M-1 Fabrication Building and Offices
- 1988 Concrete Block Building
- 5,000 fully set-up refreshed fabrication shop
- Black Glass Façade
- New Drought-Tolerant Landscaping

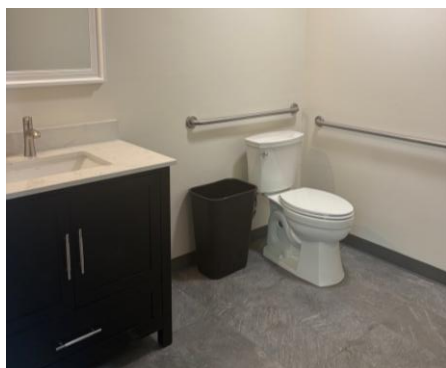
Features

- 12 Offices
- 20' by 22' Conference Room
- 20' by 36' Stock Room
- 12' by 16' Storage Room
- Reception Area
- Equipment/Server Room
- 10' by 20' Lunchroom
- 4 8' by 8' ADA Bathrooms
- Upgraded LED Lighting
- AT&T, Spectrum and Earthlink Fiber Optics
2+Gbps

5000 Sq Ft Production Floor

- 2 Roll Up Doors
- 16 to 18 Feet Clear Height
- 400 Amp, 480/277/208VAC 3 Phase Electrical Service
- 16'x20' Permitted VAQMD Spray Booth
- Set up for 30 HP Exterior Air Compressor and Pneumatic Distribution
- 40' Trailer Drive-Through Alley Access
- 6" Deep Concrete Forklift Loading Pad





Improvements

- New Roof
- New Asphalt and landscaping
- 4 New Remodeled ADA Restrooms
- New Interior Paint and LED Lighting
- New Exterior Paint and LED Lighting
- New LED Lighting conversion
- \$10K improvement allowance (Carpets, move-in improvements)
- Fast-Acting Fire Sprinkler System



12 Offices
4 Remodeled ADA
Bathrooms

Parking Lot



- 30 Parking Places
- 2 Handicap
- 3 to 1 Parking
- New 4" Asphalt



Call Now to View Property

805-497-9808

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