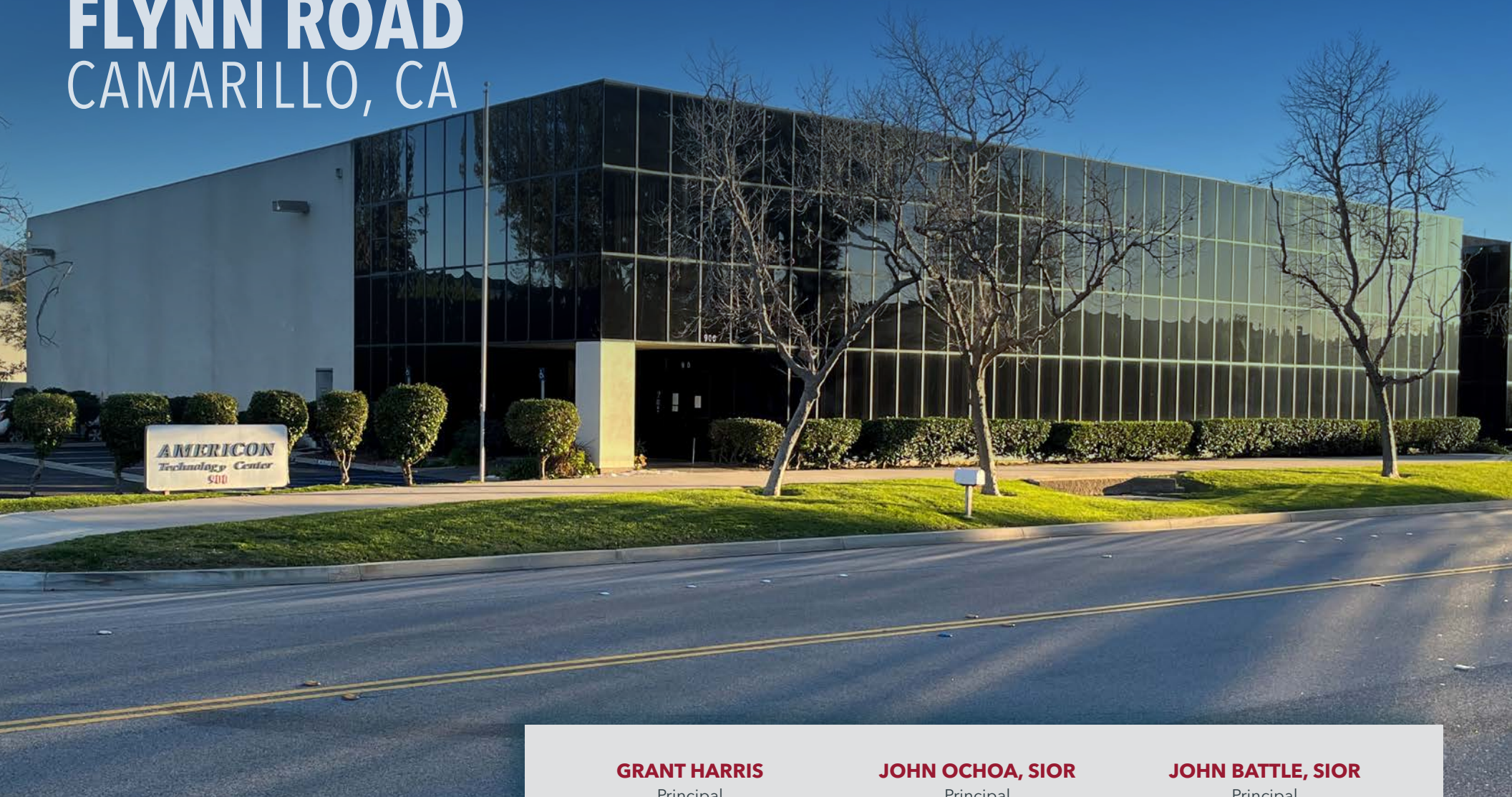


900 FLYNN ROAD CAMARILLO, CA

INDUSTRIAL FOR LEASE OR SALE



GRANT HARRIS

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805.626.1212
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DRE 01029619

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Principal
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DRE 00700493



PROPERTY SPECIFICATIONS

LEASE RATE	\$25,645.00 (\$1.15 PSF NNN)
SALE PRICE	\$6,132,500.00 (\$275.00/RSF)
BLDG SF	22,300 SF
LAND SF	47,045 SF
OFFICE SF	<ul style="list-style-type: none"> 1st Floor: 4,742 SF 2nd Floor: 5,560 SF Total: 10,302 SF
ZONING	M-1
POWER	600 AMPS 277/480 V
LOADING	(1) GL 24' X14'
PARKING	56 spaces 2.5/1,000
YEAR BUILT	1986
OCCUPANCY	30 days

*Tenant to verify all information

PROPERTY HIGHLIGHTS

- High Image Industrial Building
- Flexible Office Design w/ Extensive Glass
- 22 FT Minimum Clear Height
- 600 AMPS 277/480 V Power Distribution
- Major Street Visibility
- Close Proximity to 101 Hwy



900 FLYNN RD

CAMARILLO, CA 93012



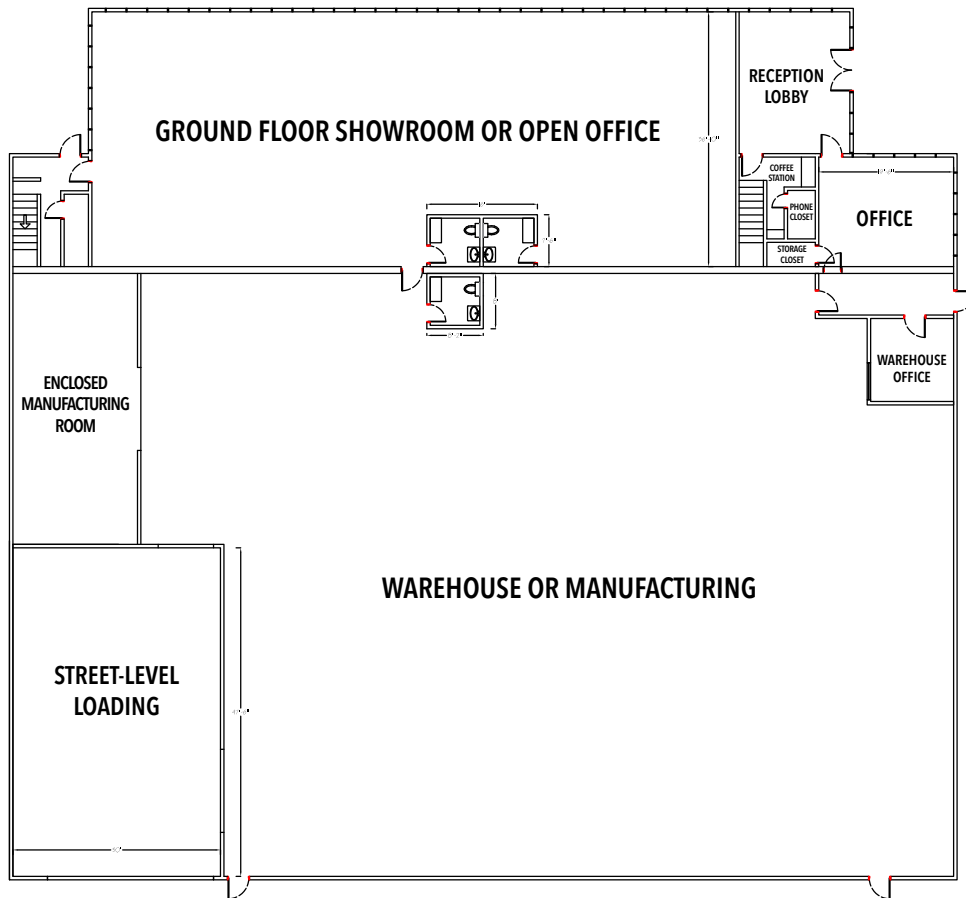
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



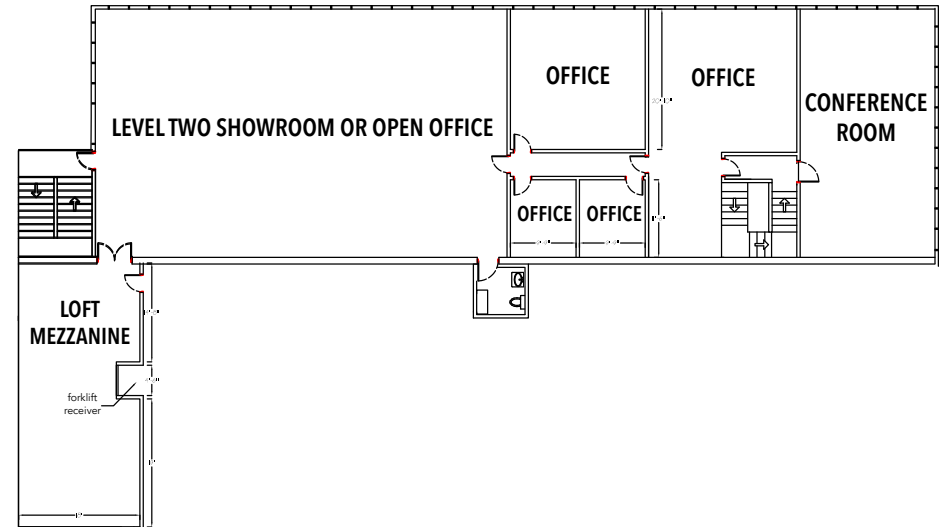
PROPERTY PHOTOS

FLOOR PLANS

1ST FLOOR



2ND FLOOR



AMENITIES AERIAL



CONTACT

GRANT HARRIS

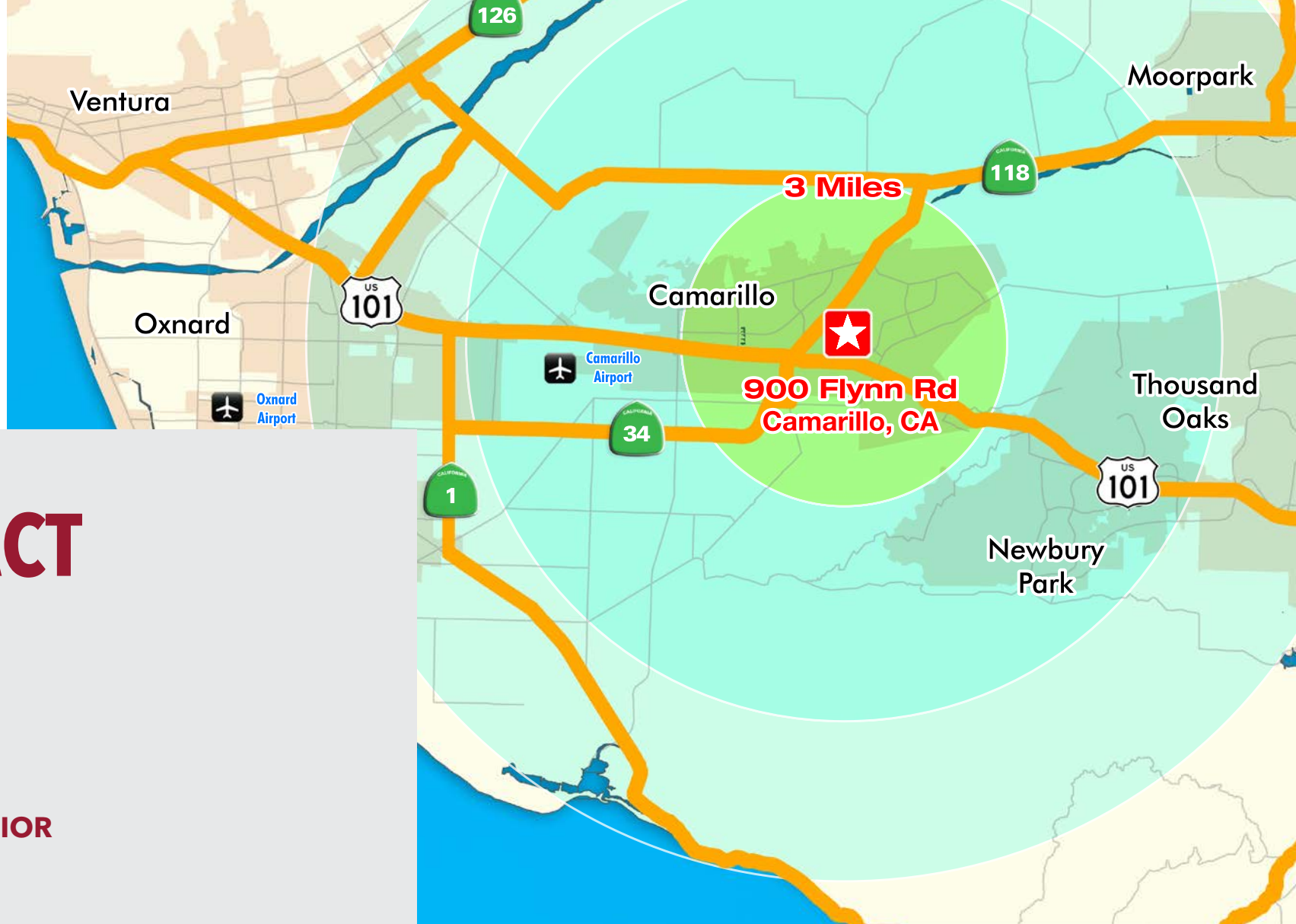
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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.