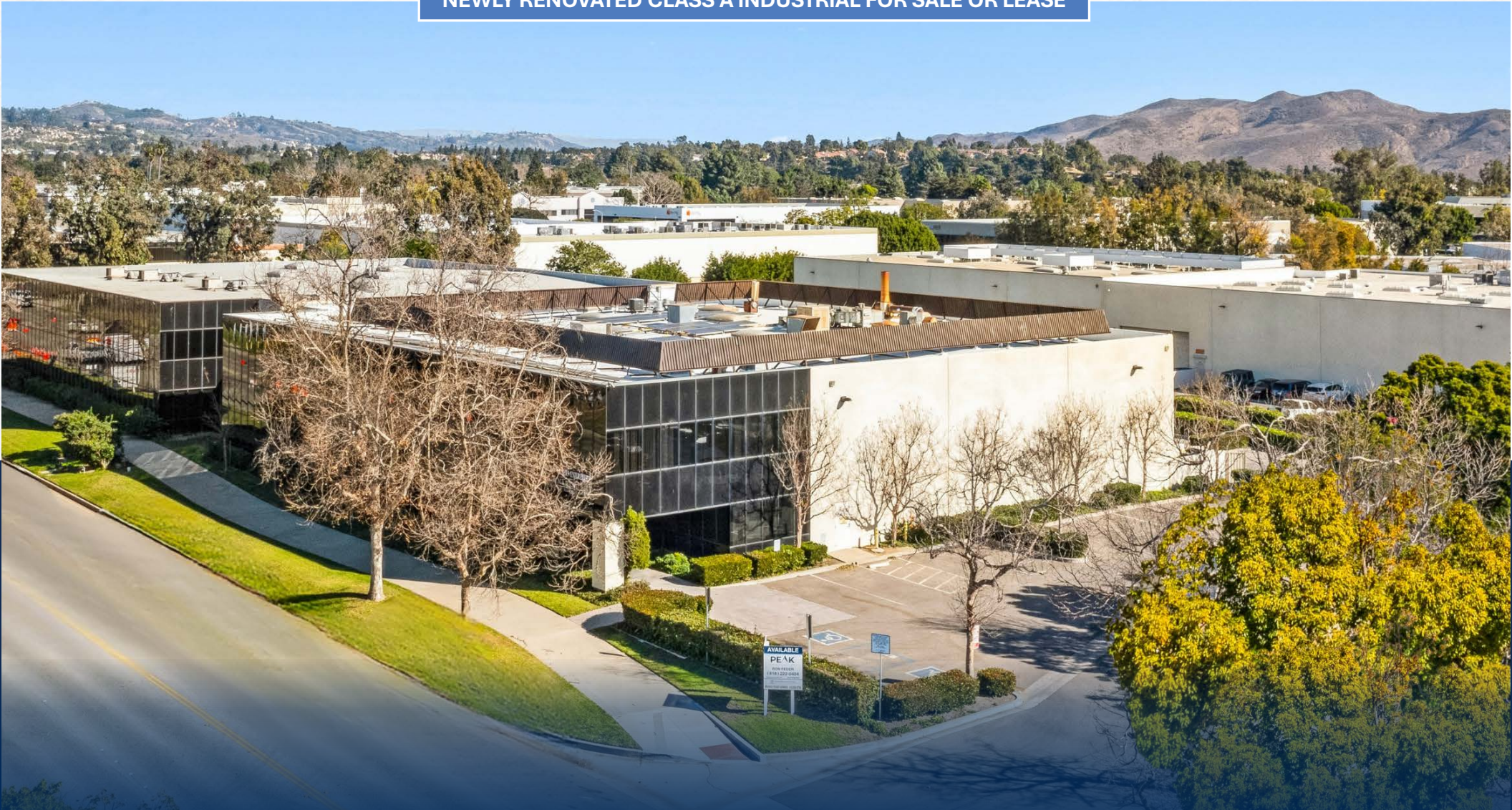


850 | Flynn Road

CAMARILLO, CA 93012

NEWLY RENOVATED CLASS A INDUSTRIAL FOR SALE OR LEASE



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE



850 FLYNN ROAD

CAMARILLO, CA 93012

RON FEDER

PRESIDENT

(818) 222-0404

Rfeder@rjfeder.com

DRE # 00983855

BROOKE FEDER-KENRICK

COMMERCIAL ASSOCIATE

(818) 451-3636

BKENRICK@RJFEDER.COM

DRE # 02199320



FEDER & ASSOCIATES
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850 FLYNN ROAD

01

EXECUTIVE SUMMARY

BUILDING SIZE
21,657

LOT SIZE SF
47,045

YEAR BUILT
1986

LIST PRICE ■ \$5,875,000

SALE PRICE/SF ■ \$271.27

LEASE RATE ■ \$0.99/SF NNN
Year 1

PROPERTY TYPE ■ INDUSTRIAL

ZONING ■ M-1

CLASS ■ A

SPRINKLERED Yes

CLEAR HEIGHT 26'

GL DOORS/DIM 1 / 12'x14'

POWER A: 1200
V: 277/480
O: 3 W: 4

PARKING 52
2.0:1

Solar Capacity ■ approx. 50,000 kWh a year Solar System included!

TOTAL OFFICE SF
10,149

INCLUDED
OFFICE MEZZ
5,160

RESTROOMS
4



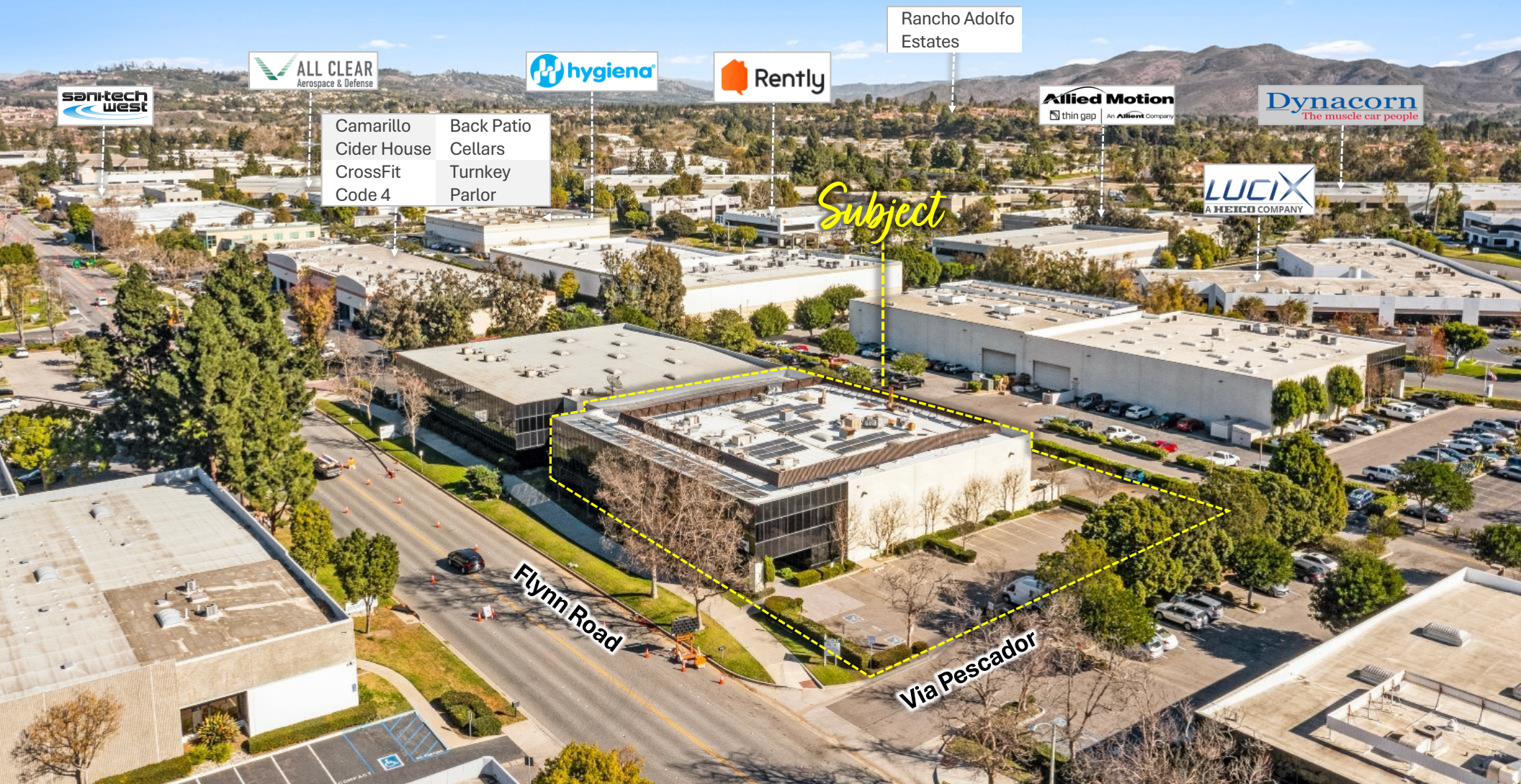
NEWLY RENOVATED

**New Roof! New Warehouse
Ceiling Insulation! New Warehouse
Lighting! New Paint and Flooring!**



Facing East

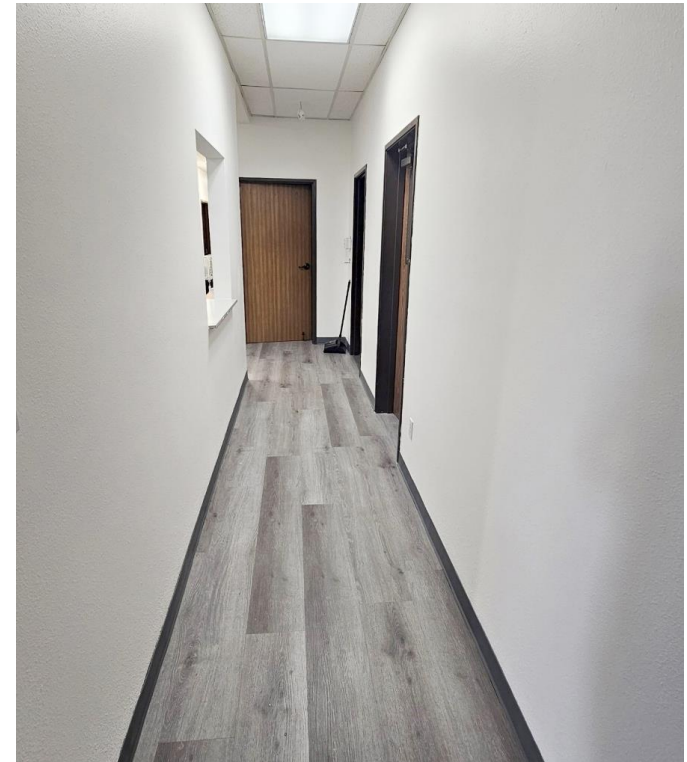
850 FLYNN ROAD



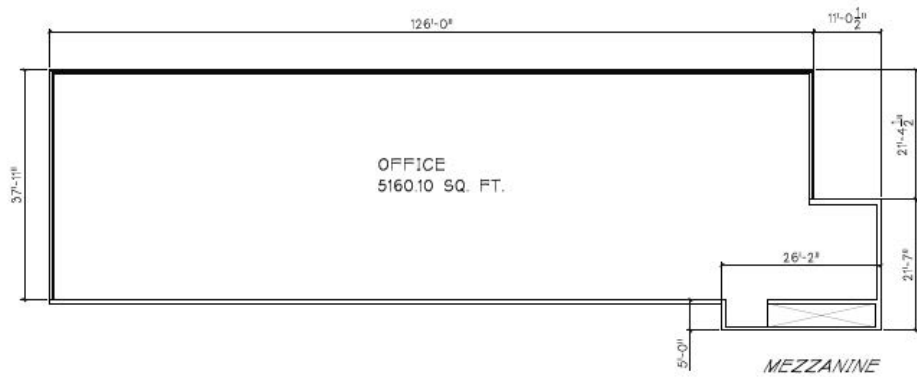
INTERIOR LAYOUT



INTERIOR LAYOUT



850 FLYNN ROAD

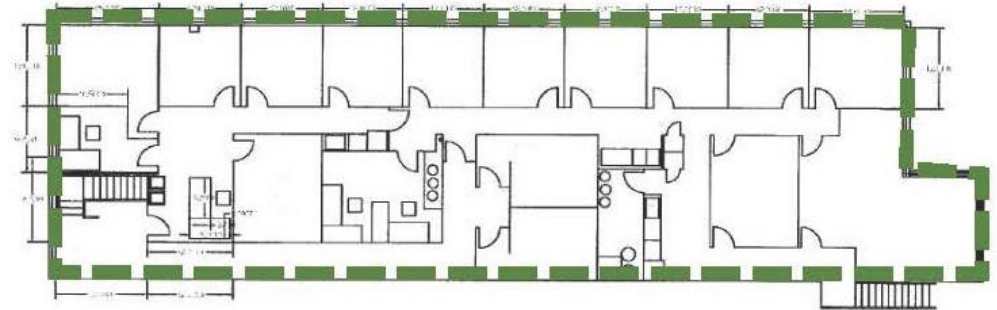
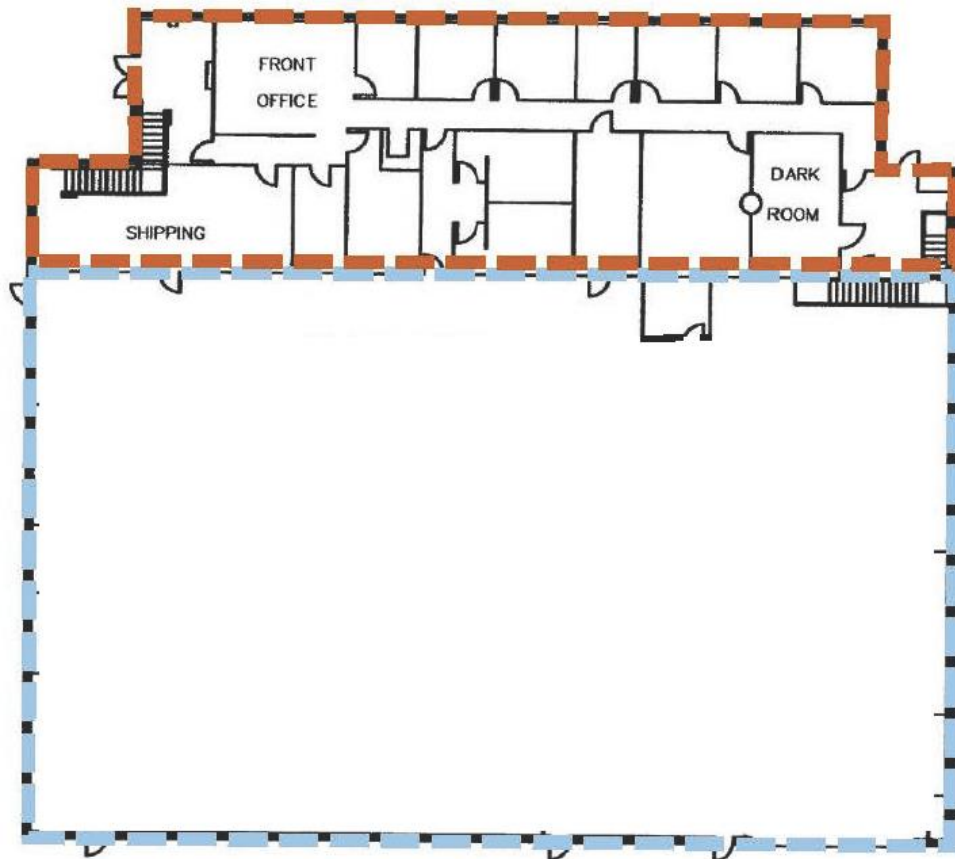


USE	SF	%	CEILING
Manufacturing	11,508	62%	24'-26'
Office	4,988	19%	9'-10'
2 nd Floor	5,160	19%	9'-10'
Total	21,657	100%	-

FLOOR PLAN

850 FLYNN ROAD

 Manufacturing  Office  Second Floor



PROPERTY LAYOUT

850 FLYNN ROAD

BUILDING SF
21,657

TOTAL OFFICE SF
10,149

MEZZ SF
5,160

PARKING
52



850 FLYNN ROAD

850 FLYNN ROAD

02

LOCATION OVERVIEW

Camarillo, CA

Camarillo is a thriving community of over 70,000 in the heart of Ventura County. Situated on the Oxnard Plain just nine miles from the Pacific Ocean, Camarillo offers an appealing mixture of rural and suburban lifestyles. With more than 300 sunny days annually and an average temperature in the low 70s, Camarillo's climate is hard to beat. Consistently ranked as one of the safest communities in Ventura County, Camarillo's location midway between Los Angeles and Santa Barbara is ideal for those who want to take advantage of the region's amenities while living in an affordable, prospering community

POPULATION

70,622

MEDIAN HH INCOME

\$105,141

MEDIAN HOME VALUE

\$713,900

Dedicated to preserving Camarillo's historic heritage as well as its natural beauty, the City Council and City staff also know that strong, healthy economic development is essential to sustaining Camarillo's quality of life. City officials maintain positive relations in the community by ensuring that equal attention is given to both residential and business concerns.



Location Highlights

Camarillo, CA is a thriving, family and business friendly community with exciting opportunities for growth. Located in Ventura County and just an hour north of Los Angeles.

- **Camarillo's unique blend of rural and suburban qualities is reflected in its prominent industries, which range the gamut between agriculture and aerospace and most everything in between.**
- **In the city's booming business districts, you'll find leading-edge biotech firms sharing industrial plots with high-tech manufacturing operations and software companies.**
- **Restaurants and retail commerce flourish across a multitude of attractive shopping plazas. The city has 150 premium outlet store**
- **Safe neighborhoods, 52 weeks of great weather, terrific public schools, close to the beach. From a charming downtown to a bustling outlet mall, Camarillo offers more of the Southern California good life.**

Strategic Advantages

- Safe, well-maintained city
- Fiscally sound with a business-friendly City Council and administration
- Low business license fees
- Low sales tax - 7.25%
- Access to key transportation
- Located between Santa Barbara and Los Angeles, giving access to a broad range of available workforce
- Robust business support ecosystem
- Camarillo is adjacent to the 101 freeway, which connects with nearly all Southern California routes
- Metrolink has a rail station in Camarillo
- Camarillo Airport is ideal for executive travel
- Oxnard Airport is a good choice for cargo travel
- Close proximity to the Port of Hueneme (14 miles)



AREA ECONOMY

70K
POPULATION

43,300
CIVILIAN LABOR FORCE

\$102K
MED HH INCOME

94.4%
HIGH SCHOOL GRADS

30+
COLLEGES WITHIN 40M

43.23%
BACHELORS DEGREE+

TOP REGIONAL EMPLOYERS

Pleasant Valley School District 729

St. John's Hospital 611

Meissner Filtration 510

Hi-Temp Insulation 463



Major Industries

Manufacturing

With plenty of industrial real estate and a highly educated, growing workforce, Camarillo is an ideal location for both design and production.

Agricultural Technology

As the country's most productive agricultural region, California is the obvious place to lay down roots and tap into the AgriTech boom. And Camarillo—with its longstanding agricultural heritage and abundance of fresh strawberries, mangoes, tomatoes, and more—is the perfect proving ground for emerging tech.

Life Science

Camarillo is ideally located in the center of a robust talent pool, being able to recruit both manufacturing talent and research and management expertise from the greater Los Angeles region.

Healthcare Services

With a growing population, a median household income over \$100,000, and a median age of 40, Camarillo is an attractive destination to start or relocate your healthcare business. 2% of Camarillo residents over 25 hold a Bachelor's degree or higher

Facing West

850 FLYNN ROAD



Pleasant Valley
School District

Subject

Flynn Road

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