

850 | Flynn Road CAMARILLO, CA 93012

NEWLY RENOVATED CLASS A INDUSTRIAL FOR SALE OR LEASE



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

PEAK
COMMERCIAL

850 FLYNN ROAD

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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

Solar Capacity

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

TOTAL OFFICE SF
10,149

**INCLUDED
OFFICE MEZZ**
5,160

RESTROOMS

4

SPRINKLERED

Yes

CLEAR HEIGHT 26'

GL DOORS/DIM

1 / 12'x14'

POWER

A: 1200
V: 277/480
0: 3 W: 4

PARKING

52
2.0:1



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

Facing East

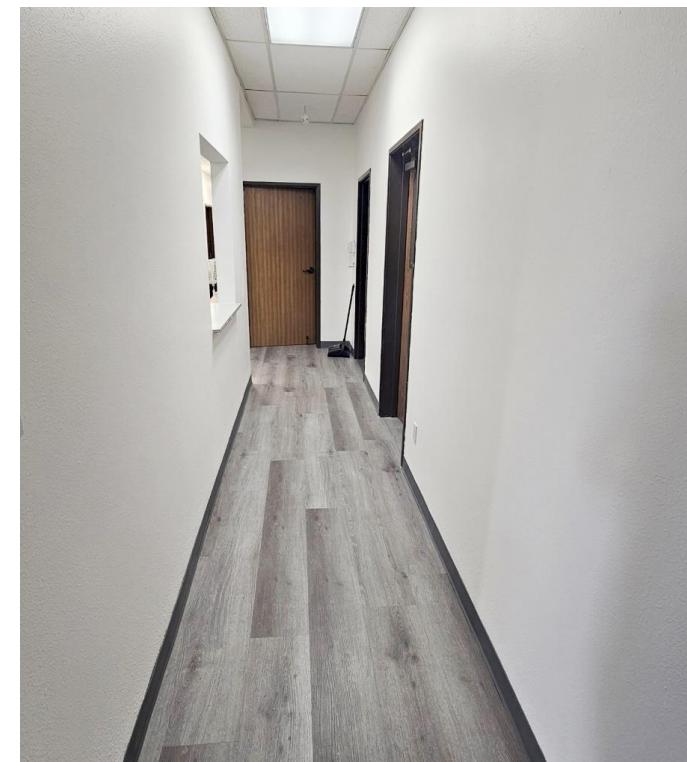
850 FLYNN ROAD



INTERIOR LAYOUT



INTERIOR LAYOUT



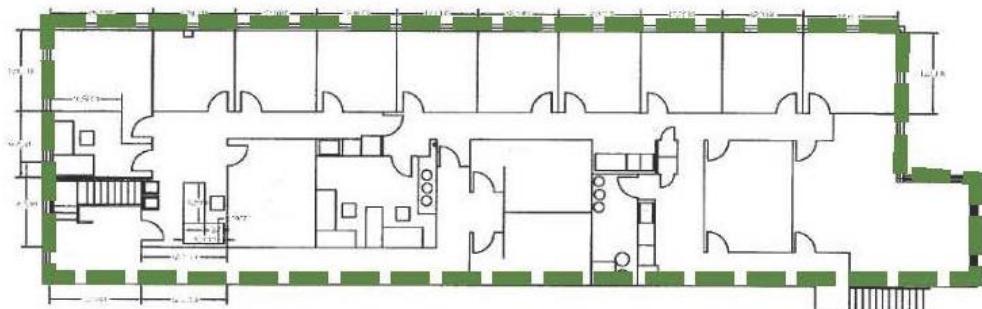
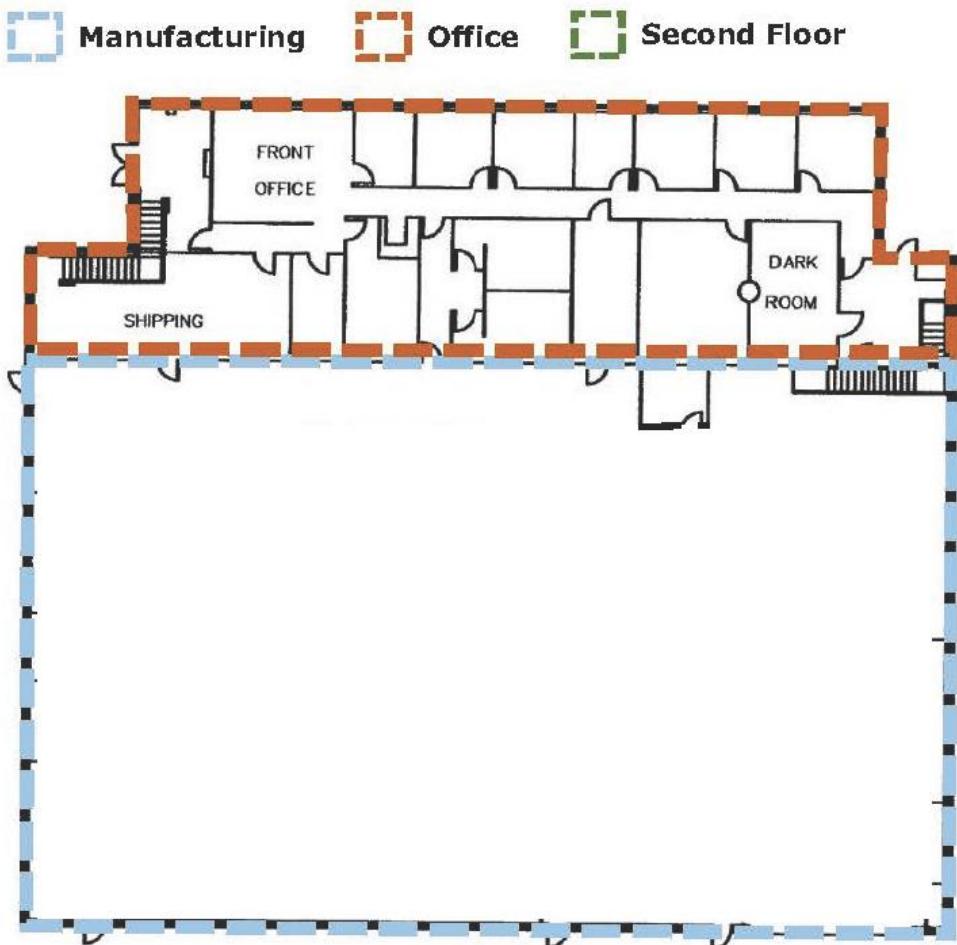
FLOOR PLAN

850 FLYNN ROAD



FLOOR PLAN

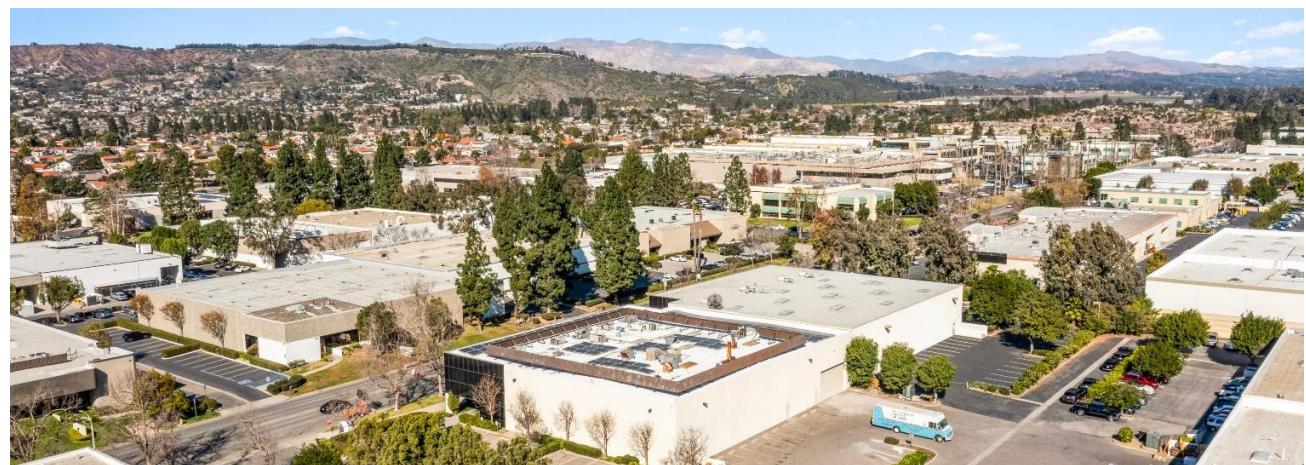
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PROPERTY LAYOUT

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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	MEDIAN HH INCOME	MEDIAN HOME VALUE
70,622	\$105,141	\$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 stores**
- **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	43,300
POPULATION	CIVILIAN LABOR FORCE
\$102K	94.4%
MED HH INCOME	HIGH SCHOOL GRADS
30+	43.23%
COLLEGES WITHIN 40M	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

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DEX

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Subject

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School District



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