

**ANNOUNCING 2
STATE-OF-THE-
ART INDUSTRIAL
BUILDINGS COMING
TO THE LA NORTH /
VENTURA COUNTY
MARKET FOR SALE
OR LEASE**

HIGHWAY 126,
BUILDINGS 1 & 2
FILLMORE, CA

FILLMORE COMMERCE CENTER



**AVAILABLE SPACE FROM
79,000 SF TO >354,000 SF**

CBRE

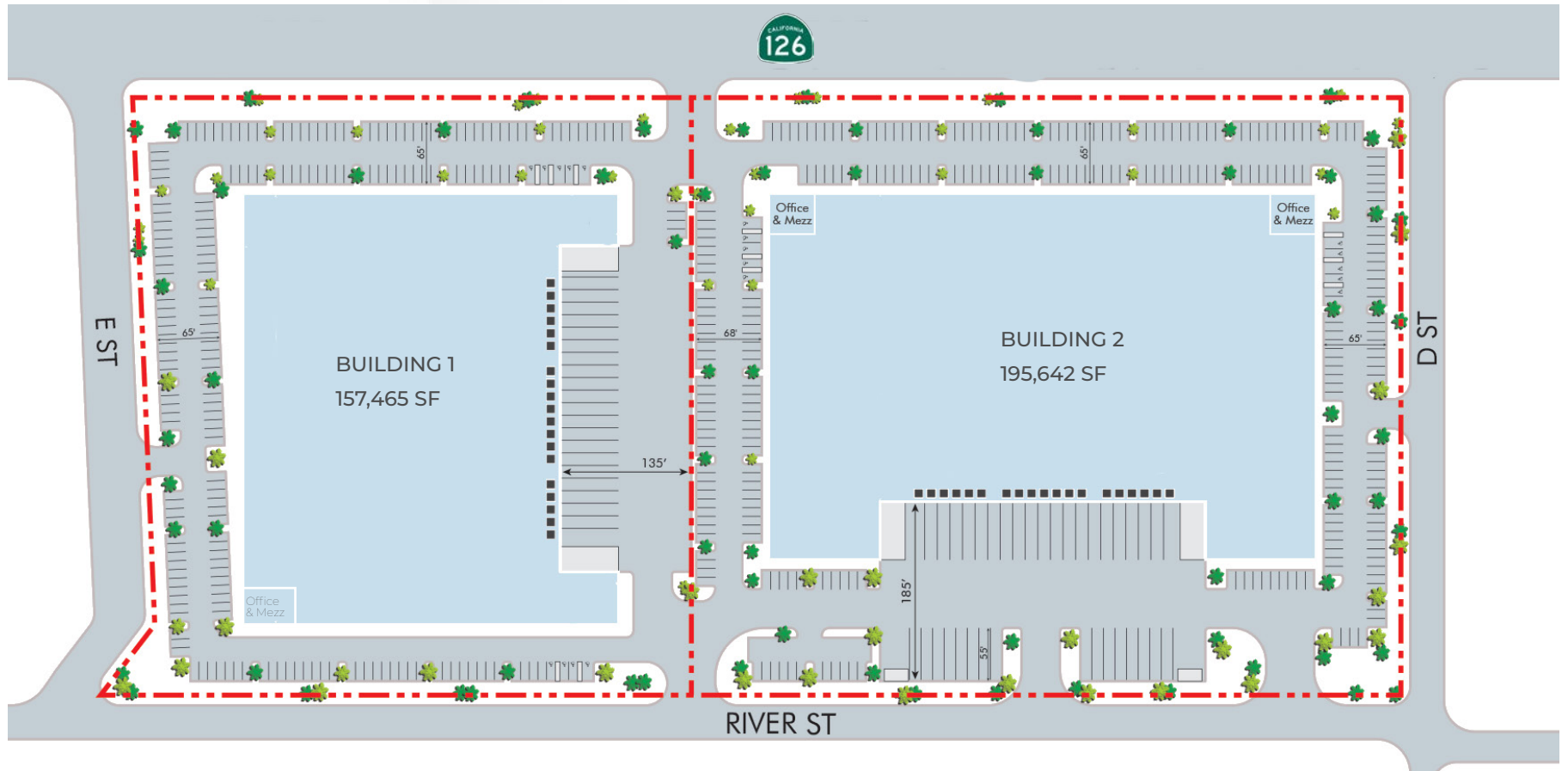
Cutting-Edge
Industrial
Buildings With
Available Space
from 79,000 SF
to >354,000 SF
Coming Online in
Fillmore, California.

30 Minute Drive From the San Fernando Valley for Half the Cost

The Fillmore Commerce Center offers an unparalleled workplace experience at a fraction of the cost of surrounding areas. Located in the City of Fillmore, the strategic location places you close to top talent, great amenities and a thriving local culture.

- Two (2) Class A Industrial Buildings With Available Space from 79,000 SF to more than 354,000 SF
- Prime Location in San Fernando Valley-Adjacent and Business Friendly City of Fillmore
- Extraordinary Dock High and Ground Level Loading
- ESFR Sprinklers
- 36' Clear Heights
- 20 Minutes From Valencia and Interstate 5; 30 Minutes From the San Fernando Valley and Ventura/Oxnard/Camarillo
- Immediate Access to Highway 126

Immediate Access to Highway 126



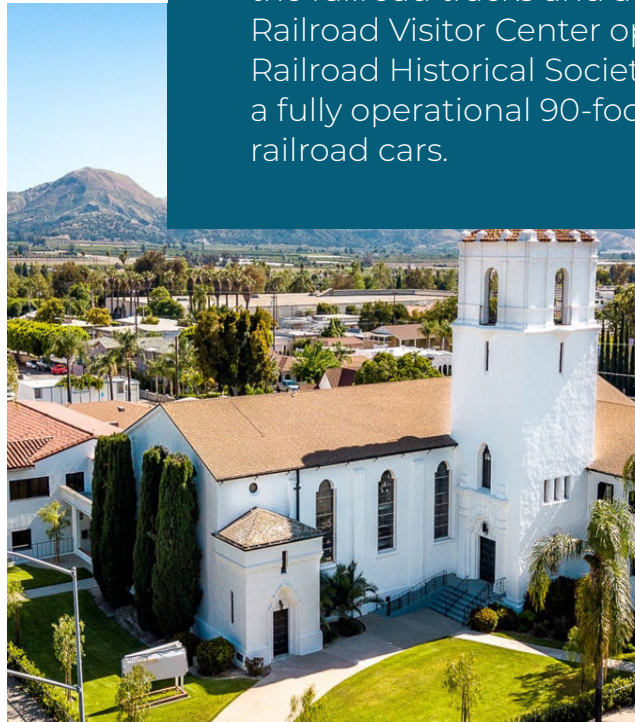
BUILDING	SIZE	LEASE RATE	SALE PRICE	OFFICE SIZE	CLEAR HEIGHT	DOCK HIGH DOORS	GROUND LEVEL DOORS	POWER	SPRINKLERS
1	157,465 SF	\$1.20/SF/month NNN	Inquire with Broker	8,000 SF	36'	19	2	277/480 V	ESFR
2	196,642 SF	\$1.20/SF/month NNN	Inquire with Broker	10,000 SF	36'	19	2	277/480 V	ESFR

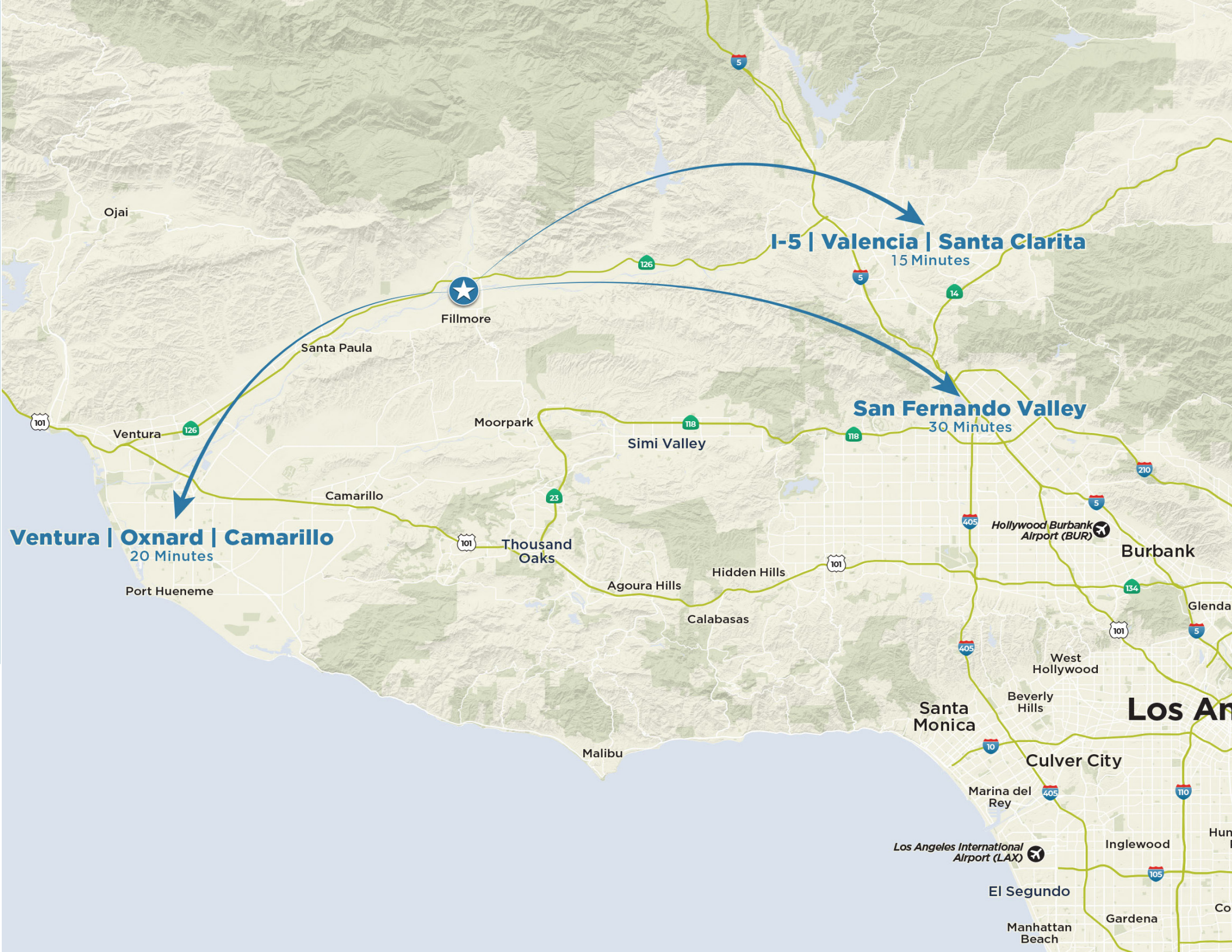


AREA HIGHLIGHTS

The Fillmore Commerce Center is part of the master planned Fillmore Business Park within the City of Fillmore. The BP zoning allows for a wide variety of uses. In addition to being very business friendly, Fillmore is energetic, charming and classic. Tucked in the picturesque Santa Clara Valley, the location is directly in the path of progress and places you within easy reach to top talent, major interstate freeways, prime amenities and a thriving local culture. Affectionately referred to as the “last best small town” this charming area boasts a “turn of the 20th century” architectural style throughout its downtown area. Fillmore is also home to the one-screen Fillmore Towne Theatre, and many unique shops and businesses, including the Giessinger winery. Fillmore’s historic downtown was established when the Southern Pacific built the railroad through the valley in 1887. The rail line also provided a name for the town: J. A. Fillmore was a general superintendent for the company’s Pacific system. Adjacent to the railroad tracks and a much-photographed City Hall is the Railroad Visitor Center operated by the Santa Clara River Valley Railroad Historical Society, which has many displays as well as a fully operational 90-foot train turntable and several restored railroad cars.

THE LAST
BEST SMALL
TOWN





Fillmore

I-5 | Valencia | Santa Clarita

15 Minutes

San Fernando Valley

30 Minutes

Ventura | Oxnard | Camarillo

20 Minutes

Ventura

126

Santa Paula

Camarillo

Moorpark

Simi Valley

118

118

101

Thousand Oaks

23

Agoura Hills

Hidden Hills

101

Calabasas

Malibu

Santa Monica

Beverly Hills

Culver City

Marina del Rey

El Segundo

Manhattan Beach

Gardena

Inglewood

Los Angeles

Burbank

Glendale

Hollywood Burbank Airport (BUR)

Los Angeles International Airport (LAX)

Ojai

101

5

126

5

14

210

5

5

405

10

405

105

110

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FILLMORE COMMERCE CENTER

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