

# *High-End Industrial Unit For Sale*



## **PATRIOT COMMERCE CENTER**

868 PATRIOT DRIVE, UNIT A, MOORPARK, CA

**CBRE**



# Executive Summary

CBRE, Inc., as exclusive agent, is pleased to present this opportunity for an owner/user or investor to acquire this commercial condominium unit. 868 Patriot Drive Unit A is located in Moorpark, CA, centrally located near Simi Valley and Thousand Oaks, providing access to both West San Fernando Valley and Conejo Valley markets. The offering consists of a warehouse condominium with beautiful high-end improvements located in a professional business park.

The condominium is part of Patriot Commerce Center, a planned business park developed in 2017. The park is well maintained, attracting both business and hobbyists from the surrounding communities.

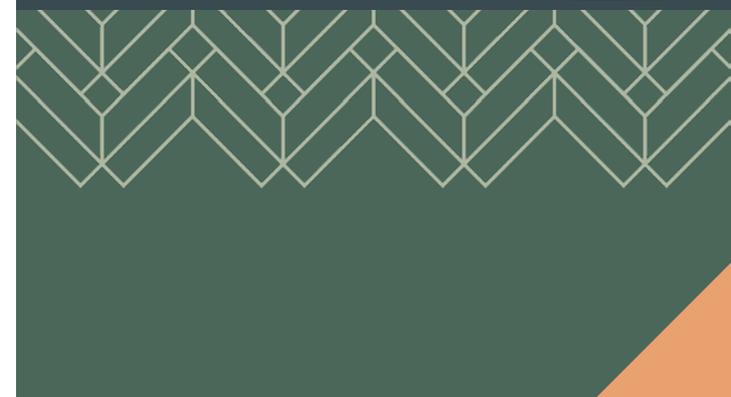
# INDUSTRIAL UNIT FOR SALE

## The Availability

868 Patriot Drive, Unit A, Moorpark, CA

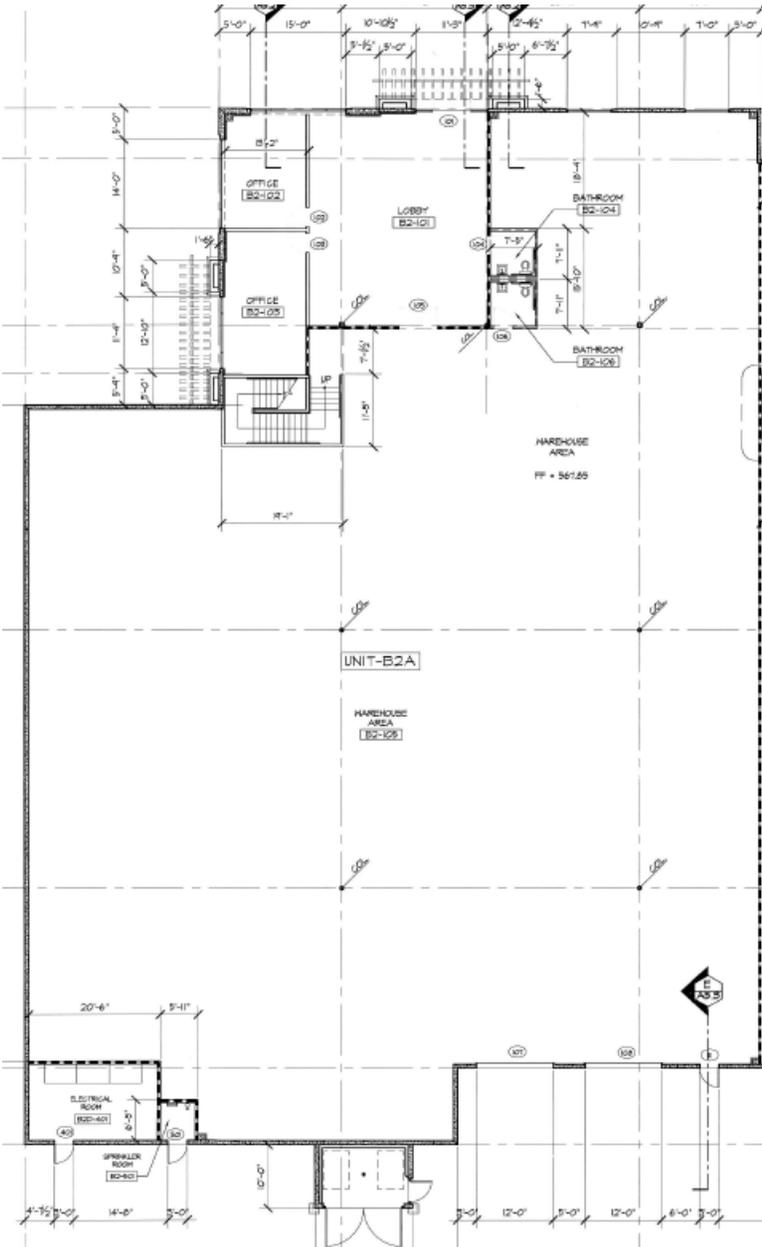
**FOR SALE:        \$7,030,000**

Unit A:	20,094 square feet
APN	512-0-450-305
Clear Height:	24'
Power:	400 Amps
Office SF:	5,176 SF (1 <sup>st</sup> Fl: 1,571 SF / Mezz: 3,605 SF)
Restrooms:	Two (2) restrooms
Parking Stalls:	Fifty (50) stalls
Sprinklered:	Yes
Loading Doors:	Two (2) ground level doors
OA Dues:	Currently \$4,461.14 per month (Covers landscaping, roof maintenance and repairs, parking lot maintenance and repairs)
Financing:	10% down SBA financing available to qualified owner/users.

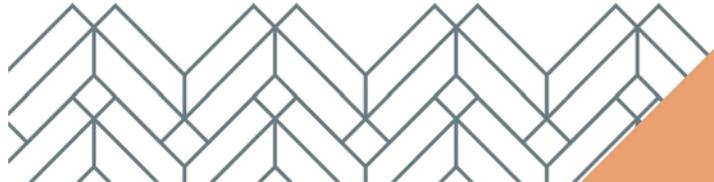
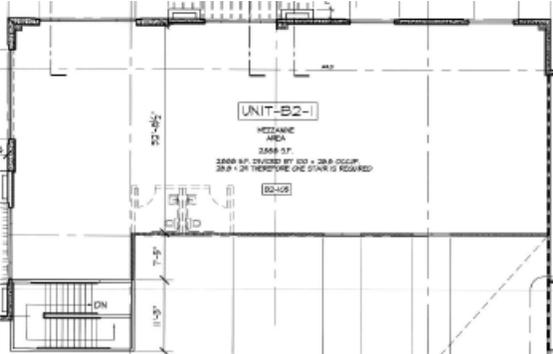


# 868 Patriot Drive

UNIT A = 20,094 SF

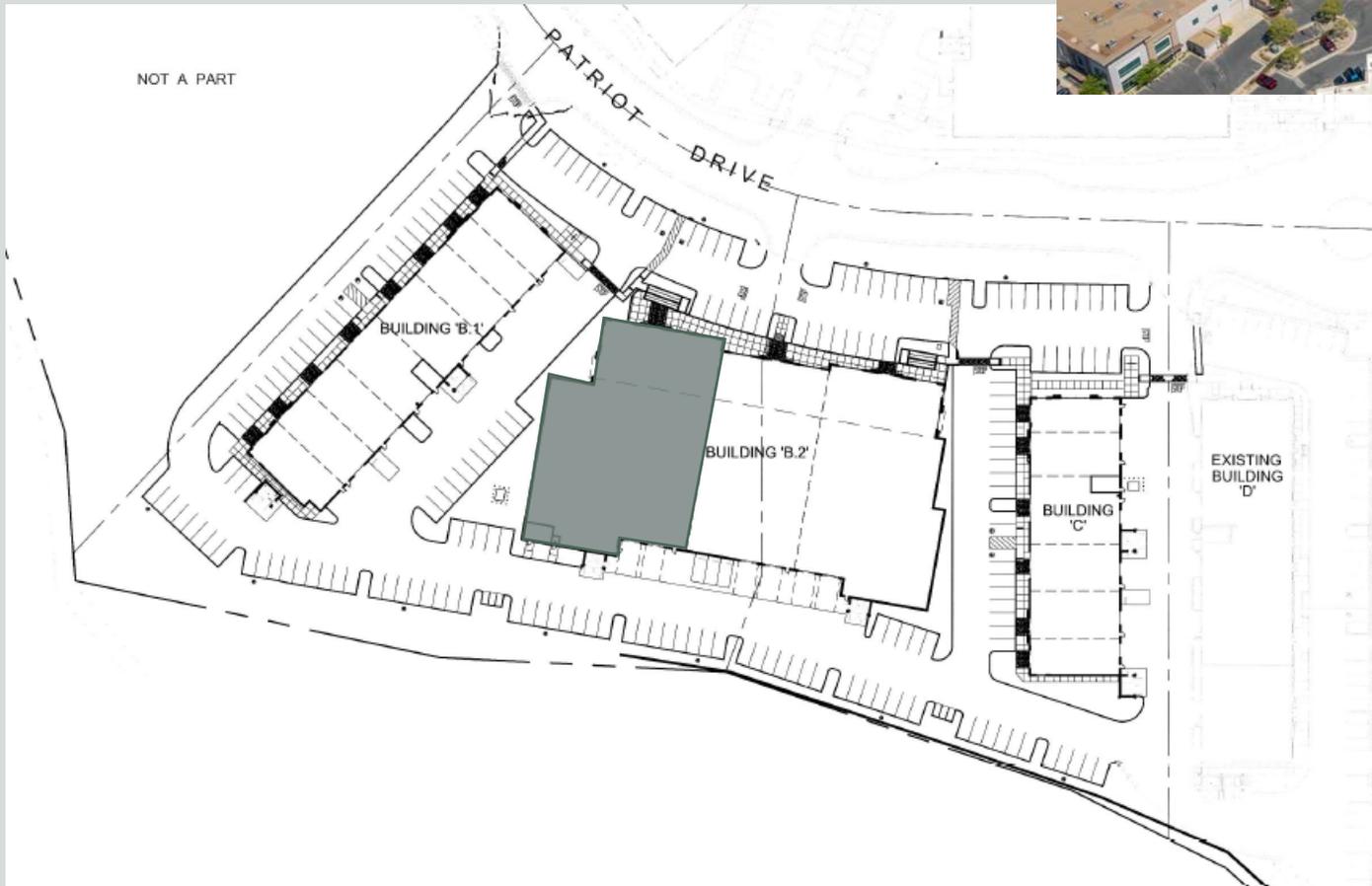


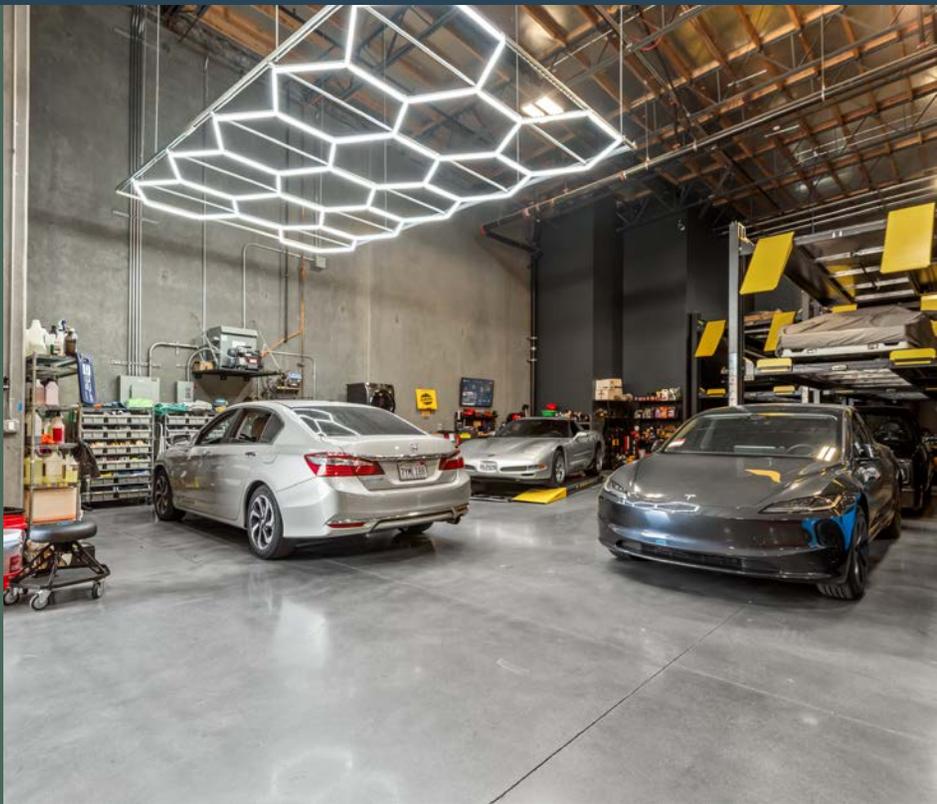
Mezzanine Office

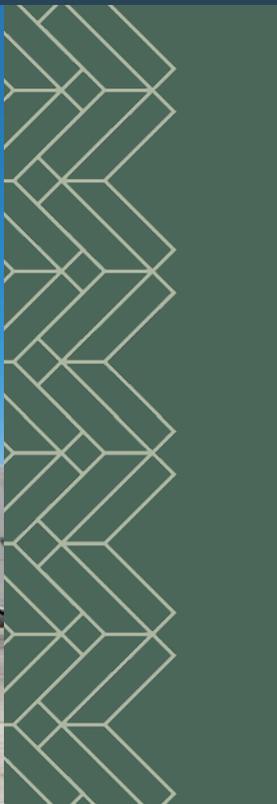


# 868 Patriot Drive

Unit A = 20,094 SF











## PROPOSED SBA 504 LOAN STRUCTURE



Business Finance Capital

BUILDING ACQUISITION	\$7,030,000
SBA/CDC FEES	\$67,000
<b>TOTAL PROJECT COST</b>	<b>\$7,097,000</b>

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT	
Bank	50%	\$3,515,000	5.95%	25 Years 25 Yr. Amort.	1st Deed	\$22,540	\$270,479
SBA 504 LOAN	40%	\$2,879,000	6.37% Jul '25	25 Years Full Amort.	2nd Deed	\$19,206	\$230,472
BORROWER	10%	\$703,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$7,097,000</b>			<b>\$41,746</b>	<b>\$500,951</b>	

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

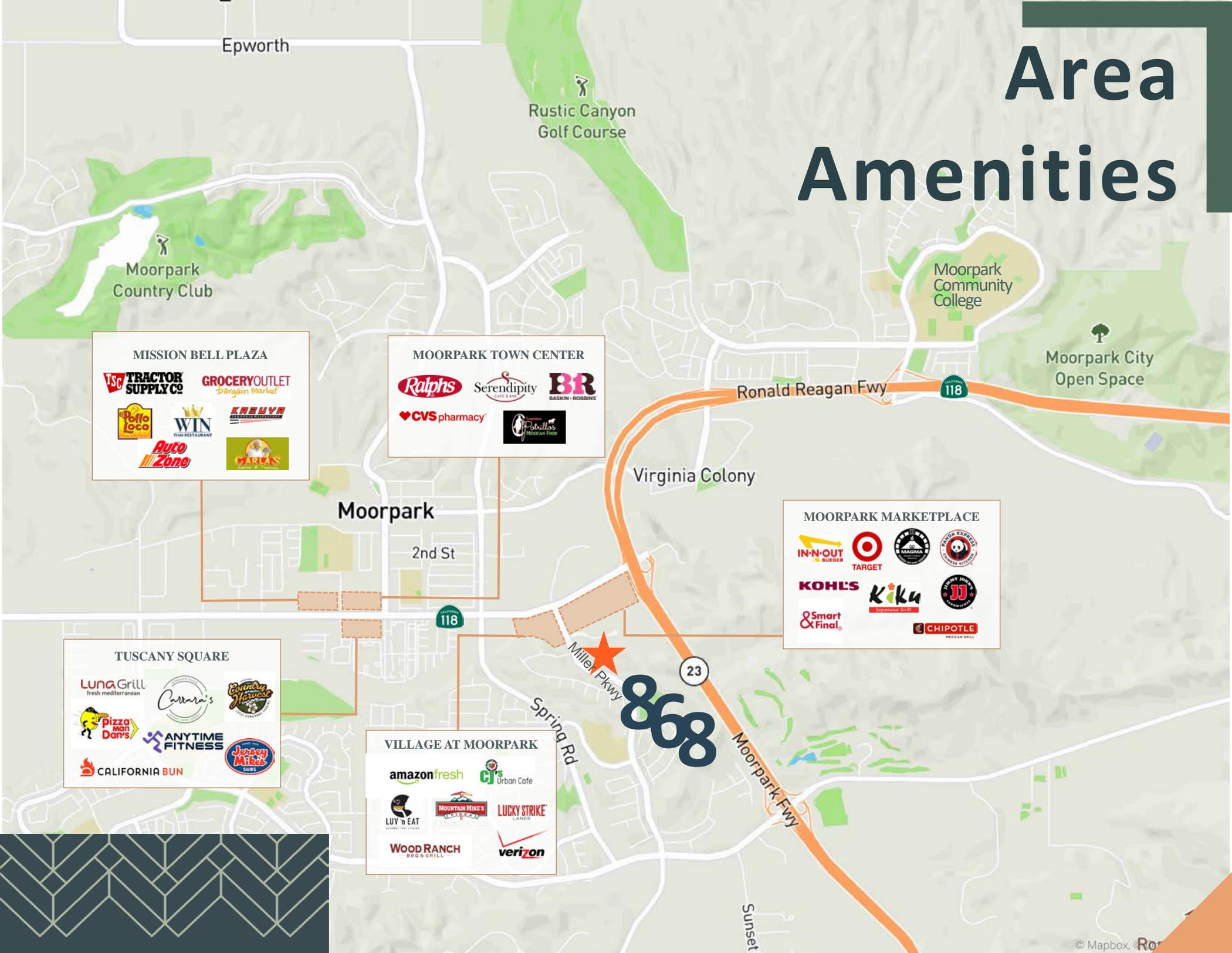
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman**

(818) 438-0828 / [Lee@bfcfunding.com](mailto:Lee@bfcfunding.com)

# Area Amenities



Epworth

Rustic Canyon Golf Course

Moorpark Country Club

Moorpark Community College

Moorpark City Open Space

MISSION BELL PLAZA

MOORPARK TOWN CENTER

MOORPARK MARKETPLACE



TUSCANY SQUARE

VILLAGE AT MOORPARK



868

# Patriot Commerce Center

868 Patriot Drive, Unit A, Moorpark, CA



## Contacts

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**CBRE**

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