

2680 Westhills Ct.

Simi Valley, CA 93065

savills

FOR SALE Newly Constructed Free-Standing Warehouse Building



PROPERTY FACTS

63,640 SF

Building size

180,774 SF

Land size

5,618 SF

Office SF

30'

Ceiling clearance

2022/2023

Year built

6 Doors

Dock high

2 Doors

Ground level

2680 Westhills Ct.



KEY HIGHLIGHTS



136 Spaces
Parking



4,216
Pallet positions



1,600 Amps
Power

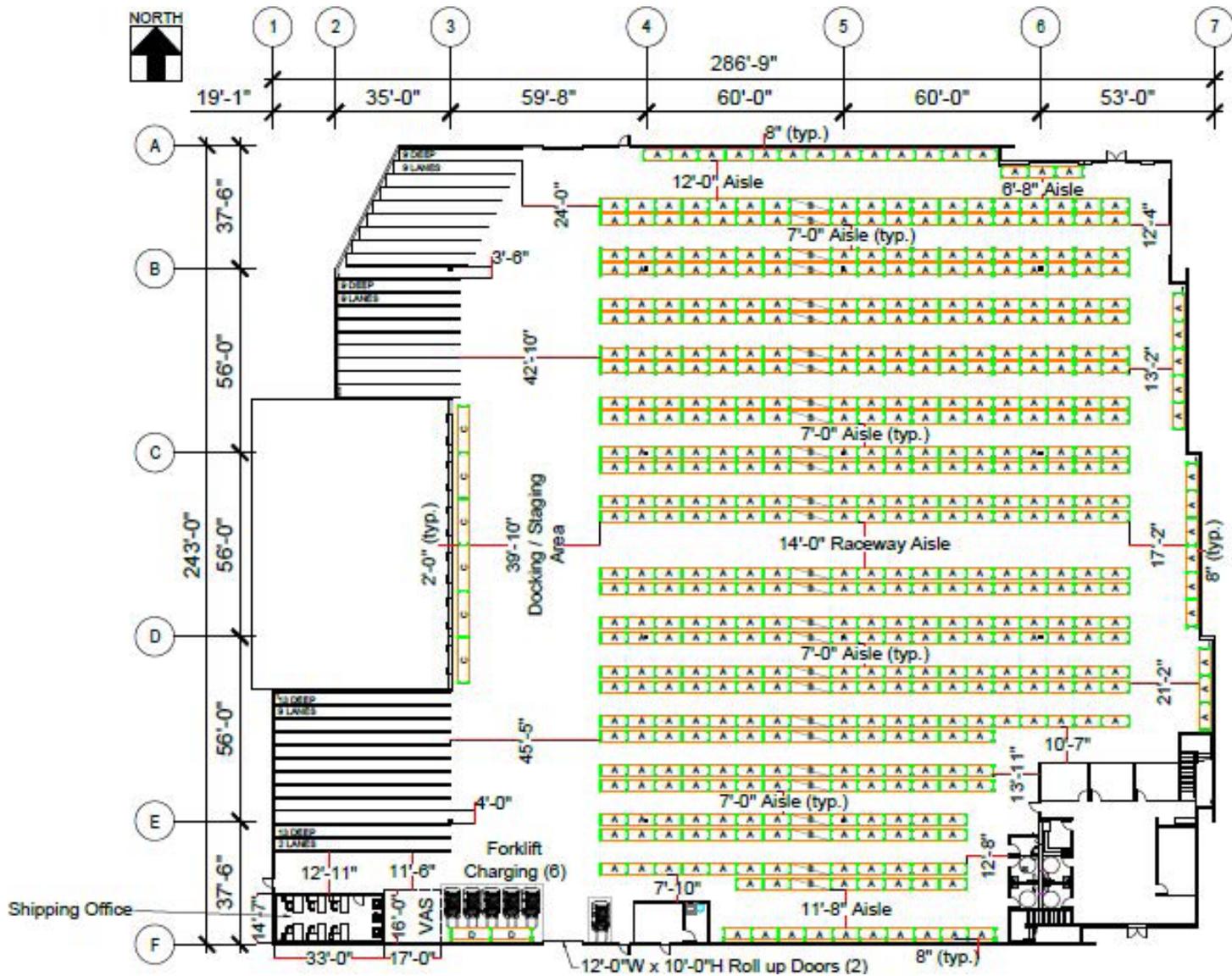
- 63,640 SF Newly Constructed Free-standing Building
- High Image Corporate Headquarters Identity
- Major Frontage and Visibility along the 118 Freeway
- Low Site Coverage with 136 Car Parking
- 30' Minimum Ceilings
- 5,618 SF of Brand-New two-story offices
- Meticulously Designed Offices with Floor to Ceiling Windows
- Inquire regarding office and warehouse racking FF&E







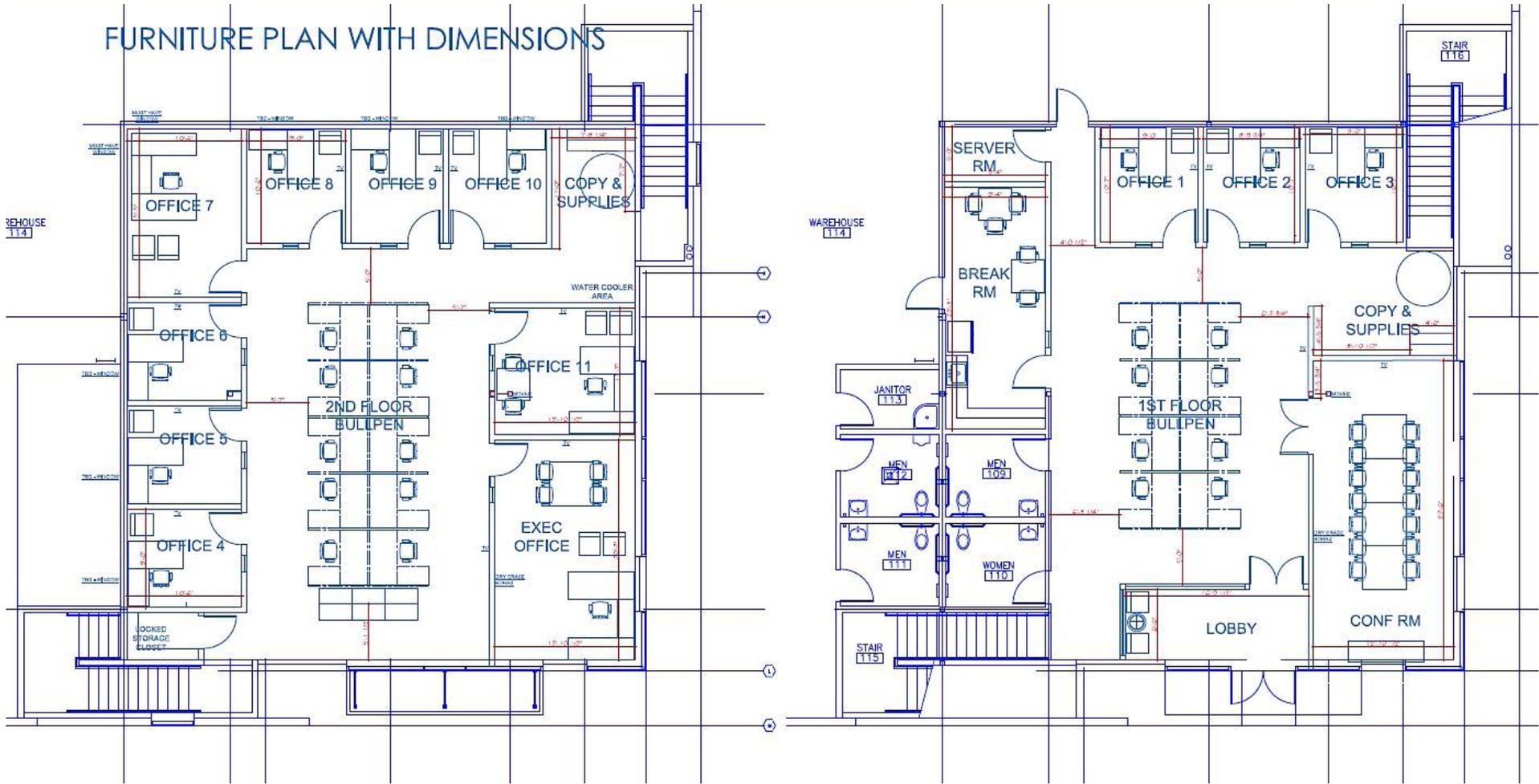
RACKING PLAN



BAY TYPE	Number of Bays	Pallet Positions per Bay	Pallet Positions
A	500	8	4,000
B	28	6	168
C	6	6	36
D	2	6	12
TOTAL PALLET POSITIONS			4,216

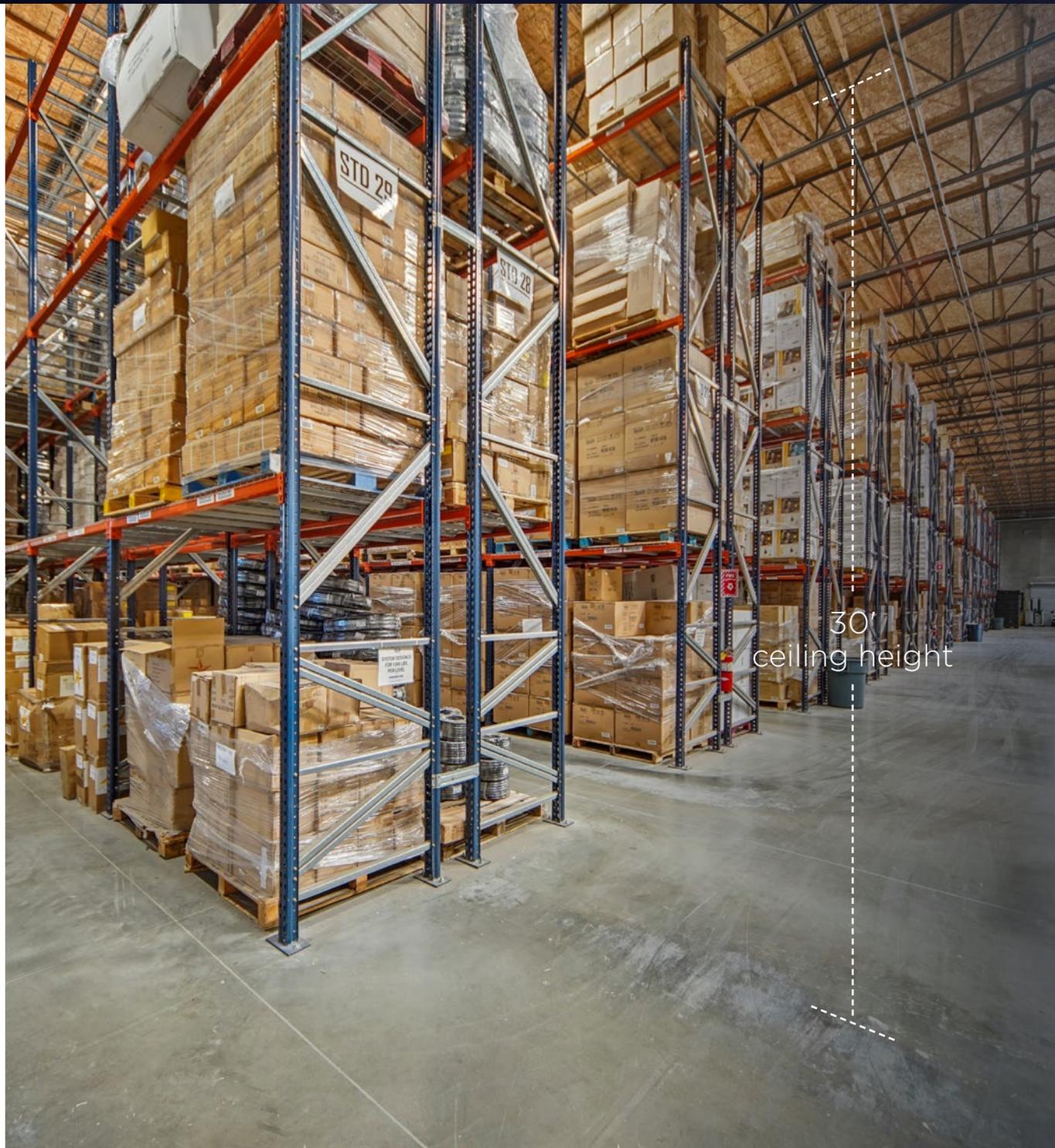
NOTE: Building Dimensions to be verified.

OFFICE LAYOUT



Second Floor

First Floor







AMENITIES

- 1. Costco
- 2. Chili's Grill & Bar
- 3. The Dugout Sports Grill
- 4. The Baker's Daughters
- 5. Jack in the Box
- 6. Courtyard by Marriott
- 7. Panda Express
- 8. Walmart
- 9. BevMo
- 10. ALDI
- 11. PetSmart
- 12. Home Depot
- 13. Grand Vista Hotel
- 14. Best Buy
- 15. Market Broiler's MB Grille
- 16. Kalaveras
- 17. Lowe's
- 18. Firehouse Subs
- 19. Chipotle
- 20. Simi Valley Town Center

SUBJECT PROPERTY



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