

4450 SHOPPING LANE
Simi Valley, CA

FOR SALE
Seller will consider a sale leaseback



FREE STANDING INDUSTRIAL BUILDING FOR SALE

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NAI CAPITAL
2555 Townsgate Rd.
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS



7,576 SF
Industrial Freestanding Building



17,860 SF
Land Area



1,440 SF
Office



437 PSF totaling \$3,310,712
Price



16'
Clear Height



(2) Ground level Loading Doors (10'x14')
Dock High



400A, 240V, 3P
Power



1982
Year Built



18 Spaces
Parking



Concrete and Fenced
Yard



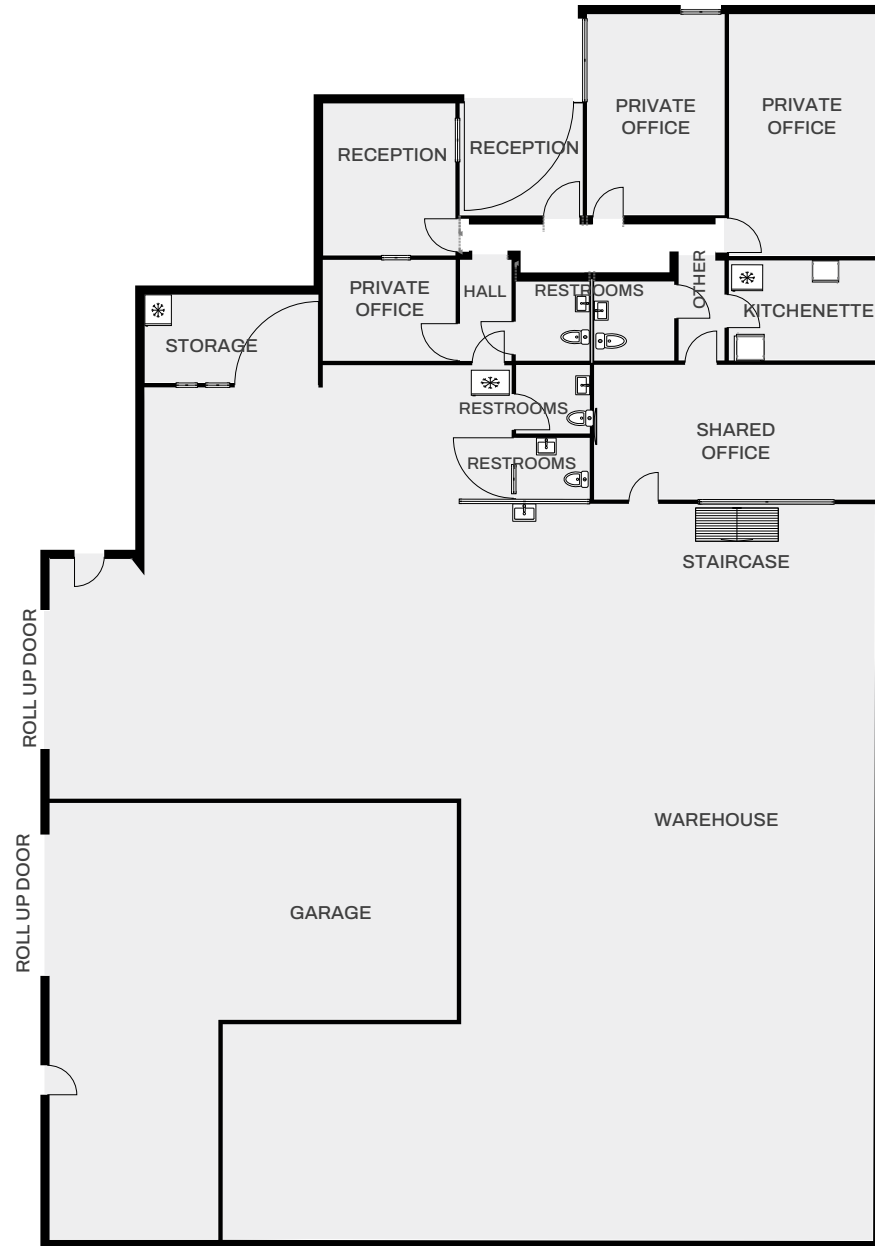
Newly Renovated
Office Area and Bathrooms



APN
644-0-190-045



1ST FLOOR PLAN



This floorplan is provided without any warranty of any kind. Sensopia disclaims any warranty including, without limitations, satisfactory quality or accuracy of dimensions.



AERIAL MAPS

SIMI VALLEY

SITE

SHOPPING LN

N

TAPO ST

N





SIMI VALLEY



SHOPPING LN



ELOS ANGELES AVE

SHOPPING LN

TAPO ST



PROPERTY PHOTOS



PROPERTY PHOTOS



AREA OVERVIEW

Simi Valley, CA

Simi Valley is a city located in the southeast corner of Ventura County, California, bordering the San Fernando Valley of Los Angeles and is part of the Greater Los Angeles Area. The city is situated west of the San Fernando Valley and east of the Conejo Valley, just 40 miles from Downtown Los Angeles. Located in the valley of the same name, Simi Valley is surrounded by the Santa Susana Mountain range and the Simi Hills. Simi Valley covers a land area of 42.4 square miles. It is the third largest of Ventura County's ten cities. Simi Valley is well-known as the home of the Ronald Reagan Presidential Library, where the former president was laid to rest.

Simi Valley's commercial and industrial base is diverse. Major industries with headquarters or divisions located within the Simi Valley's boundaries, or in close proximity, include retail, real estate, health care, computer hardware, and manufacturing. Additionally, the Simi Valley housing market is experiencing a lack of inventory of existing homes, driving up the median home price and limiting the flow of families migrating into the community.

Highway 118 runs through the Simi Valley and connects with State Highways 23 and 101, and Interstates 5, 405, and 210. Simi Valley's rail service includes Union Pacific Railroad for freight service Amtrak and Metrolink for passenger service. The City operates a local bus system with connections to Los Angeles County, Metropolitan Transportation Authority (LACMTA), and Ventura County Transportation Commission. There are three nearby airports: Camarillo Airport, 25 miles, Burbank Airport, 26 miles, and Los Angeles International Airport, 42 miles.



RETAILERS MAP

REGAL CINEMAS
unleashed PETCO
verizon wireless
SUPERCUTS

CVS
ALDI
Wendy's

ARCO
PANDA EXPRESS

McDonald's
TACO BELL
Auto Zone
PAPA JOHN'S
SUBWAY
Walmart Neighborhood Market

Denny's
goodwill
DEL TACO
baskin BR robbins

us bank

SITE

SIMI VALLEY

COCHRAN ST

E LOS ANGELES AVE

TAPO CANYON RD

TAPO ST

STREET NAME

118

AREA MAP



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