



**31230 CEDAR VALLEY DR**  
WESTLAKE VILLAGE, CA 91362

[ 31230 ]

CEDAR VALLEY

**WAREHOUSE SPACE FOR LEASE**





1/2 MILE TO  
101 FREEWAY

## PROPERTY HIGHLIGHTS

- Neighbors include The Ridge at Westlake Village, Four Seasons, Costco, Cedar Valley Plumbing Supply, Calvary Community Church, Conrad N. Hilton Foundation, F45, & Westlake Village Industrial Park
- Building upgraded with private restroom and shower, epoxy flooring, and abundant lighting
- Well designed facility with great curb appeal
- Beautiful location with panoramic mountain views
- Abundance of retail amenities within one mile
- Corporate environment in premier area of Westlake Village
- Located less than 1/2 mile to the US 101 Freeway, a major interstate thoroughfare





## 31230 Cedar Valley Dr Westlake Village, CA 91362

**LEASE RATE**  
\$2.00/SF MG

**GROUND LEVEL LOADING**  
1

**SPACE SIZE**  
± 4,780 RSF

**CLEAR HEIGHT**  
16'

**WAREHOUSE SHELL SPACE**  
± 4,480 SF

**PARKING RATIO**  
± 2.60/1,000 RSF

**POWER**  
600 amps/ 120-208V/ 3-phase

**YEAR BUILT**  
1984 with recent upgrades

4,780 RSF

## PROPERTY SUMMARY

### Zoning: Mixed-Use: Cedar Valley

#### Permitted Use:

Medical Services, Personal  
& Convenience Services,  
Offices (Medical, Financial,  
General Business, Retail Sales

#### Conditionally Permitted Uses:

Clubs, Lodges, and Halls,  
Churches, Emergency  
Shelters, Daycare Facilities,  
Instructional Studios/  
Facilities, Public Service and  
Utility Structures, Schools





[ 31230 ]  
CEDAR VALLEY





AERIAL

# WESTLAKE VILLAGE

COSTCO  
WHOLESALE

FOUR SEASONS  
HOTEL  
WESTLAKE VILLAGE, CALIFORNIA

WESTLAKE  
Golf and Country Club

U.S. 101 Freeway

Via Colinas

vca  
animal  
hospitals

THE RIDGE  
WESTLAKE VILLAGE

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CEDAR VALLEY

Cedar Valley Dr

WESTCORD

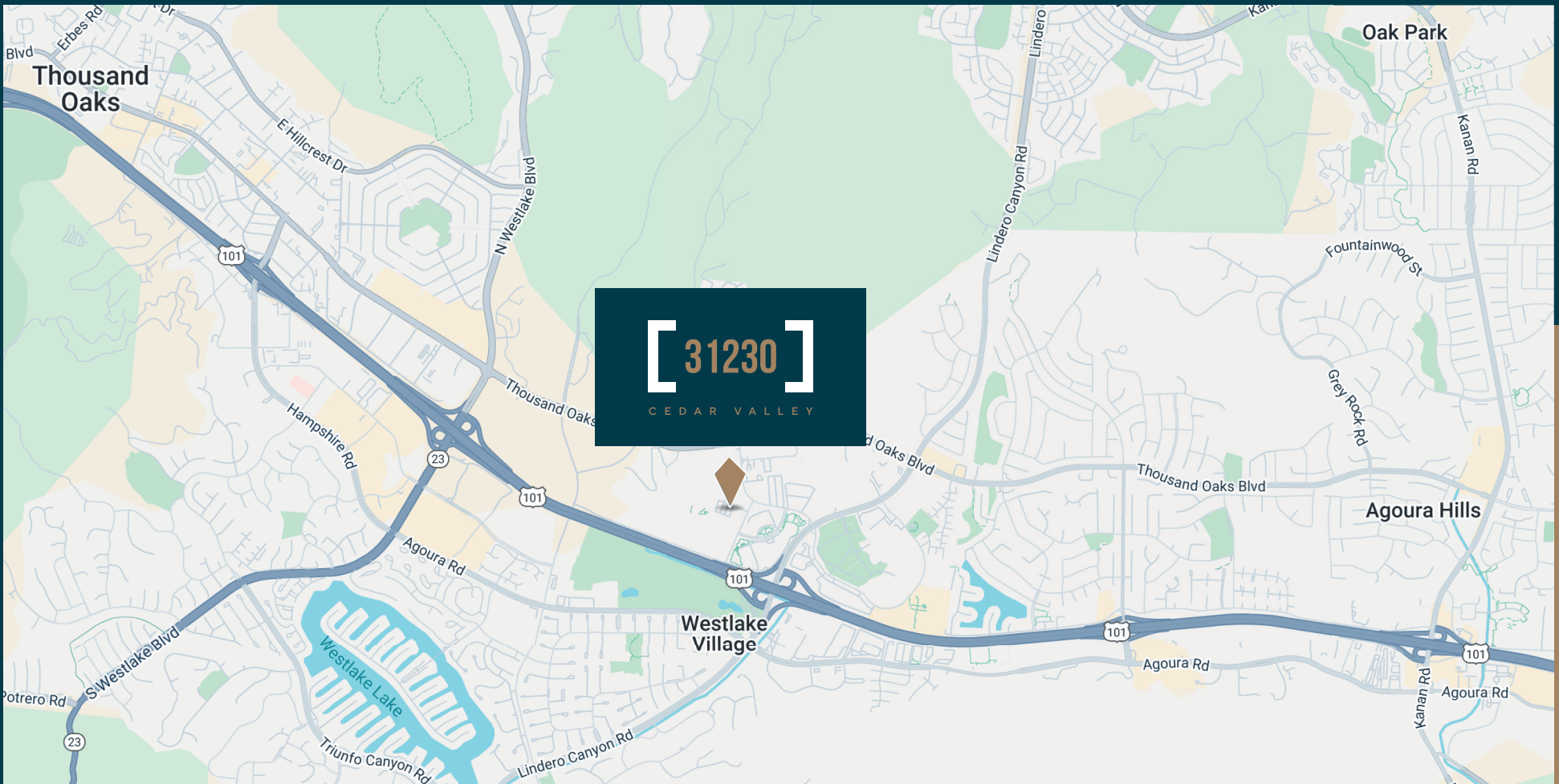




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WESTCORD.COM



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