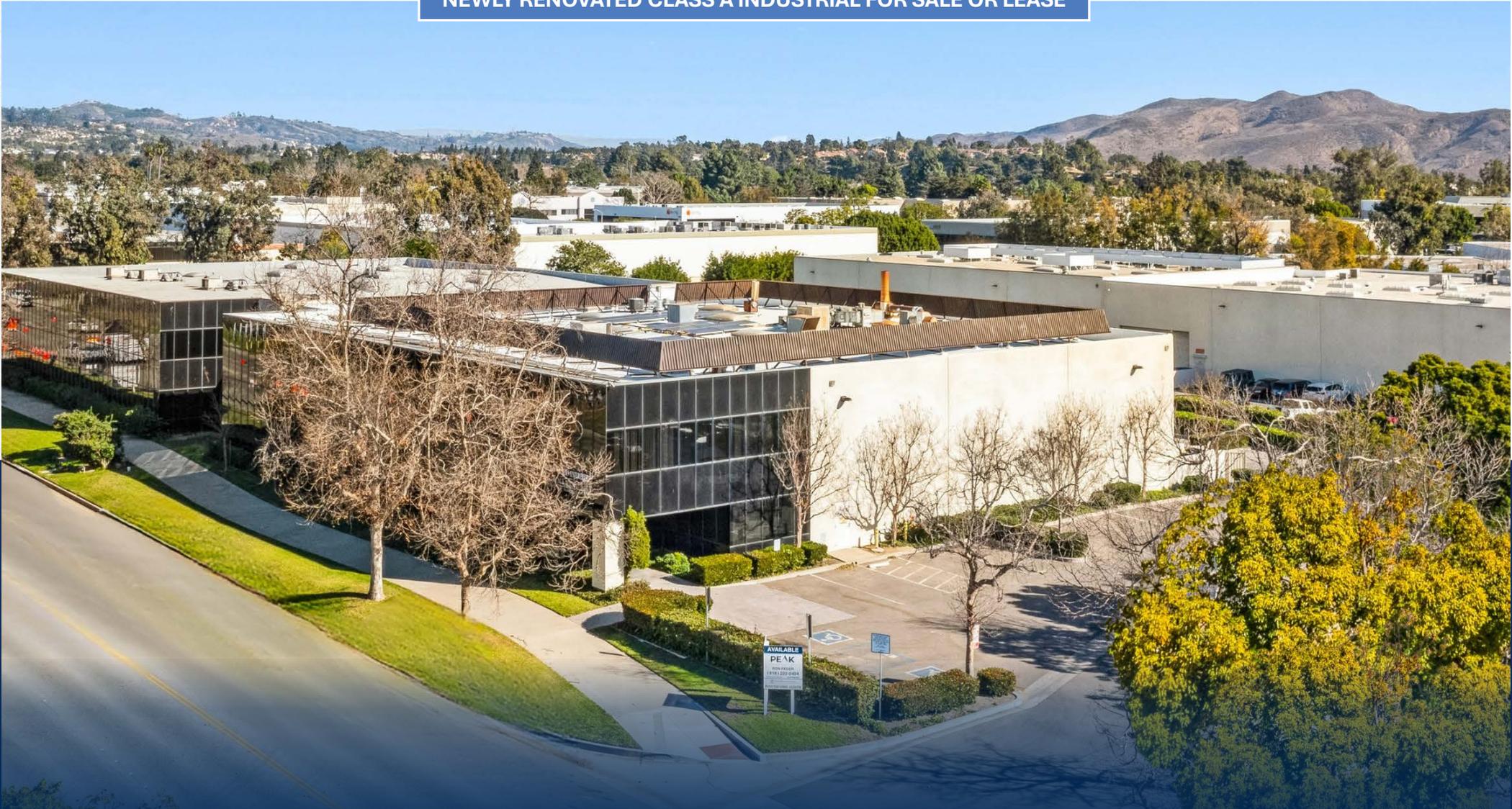


# 850 | Flynn Road

CAMARILLO, CA 93012

NEWLY RENOVATED CLASS A INDUSTRIAL FOR SALE OR LEASE



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE



# 850 FLYNN ROAD

CAMARILLO, CA 93012

## RON FEDER

**PRESIDENT**

**(818) 222-0404**

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COMMERCIAL REAL ESTATE



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01  
EXECUTIVE SUMMARY

**BUILDING SIZE**  
**21,657**

**LOT SIZE SF**  
**47,045**

**YEAR BUILT**  
**1986**

**LIST PRICE** ■ \$5,825,000

**SALE PRICE/SF** ■ \$268.96

**LEASE RATE** ■ \$0.99/SF NNN  
Year 1

**PROPERTY TYPE** ■ INDUSTRIAL

**ZONING** ■ M-1

**CLASS** ■ A

**SPRINKLERED** Yes

**CLEAR HEIGHT** 26'

**GL DOORS/DIM** 1 / 12'x14'

**POWER** A: 1200  
V: 277/480  
O: 3 W: 4

**PARKING** 52  
2.0:1

**Solar Capacity** ■ approx. 50,000 kWh a year Solar System included!

**TOTAL OFFICE SF**  
**10,149**

**INCLUDED OFFICE MEZZ**  
**5,160**

**RESTROOMS**  
**4**



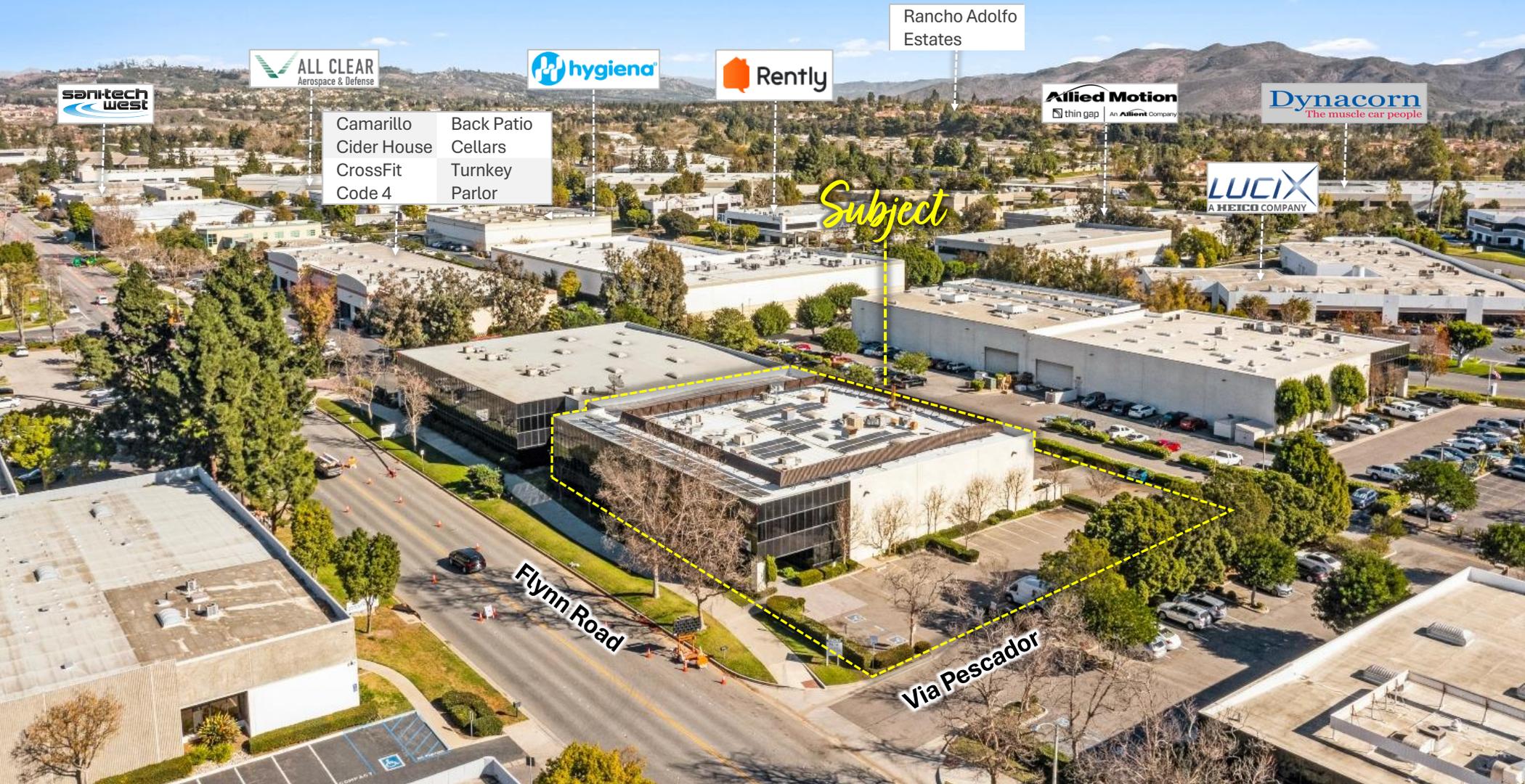
**NEWLY RENOVATED**

**New Roof! New Warehouse Ceiling Insulation! New Warehouse Lighting! New Paint and Flooring!**



# Facing East

850 FLYNN ROAD



santech west

ALL CLEAR  
Aerospace & Defense

hygienco

Rently

Rancho Adolfo  
Estates

Allied Motion  
thin gap An Allient Company

Dynacorn  
The muscle car people

Camarillo  
Cider House  
CrossFit  
Code 4

Back Patio  
Cellars  
Turnkey  
Parlor

Subject

LUCIX  
A HEICO COMPANY

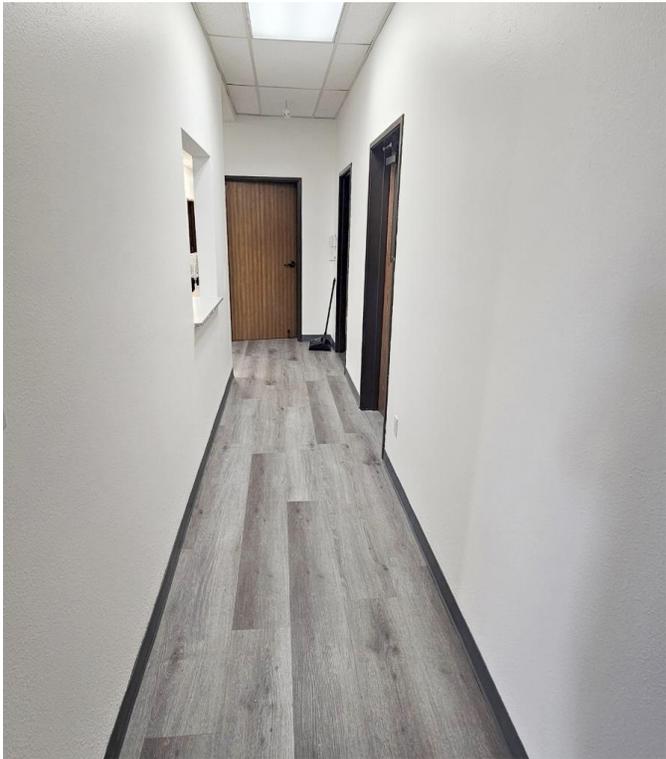
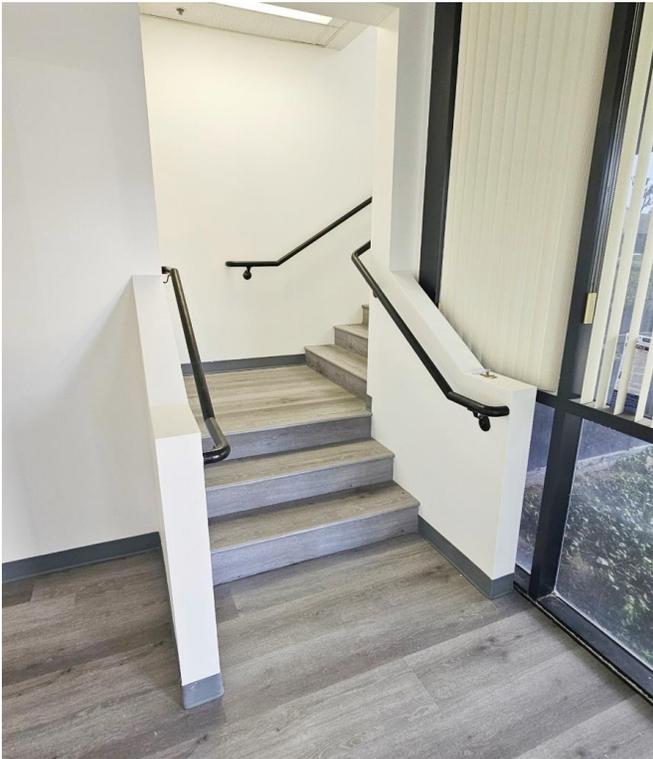
Flynn Road

Via Pescador

# INTERIOR LAYOUT

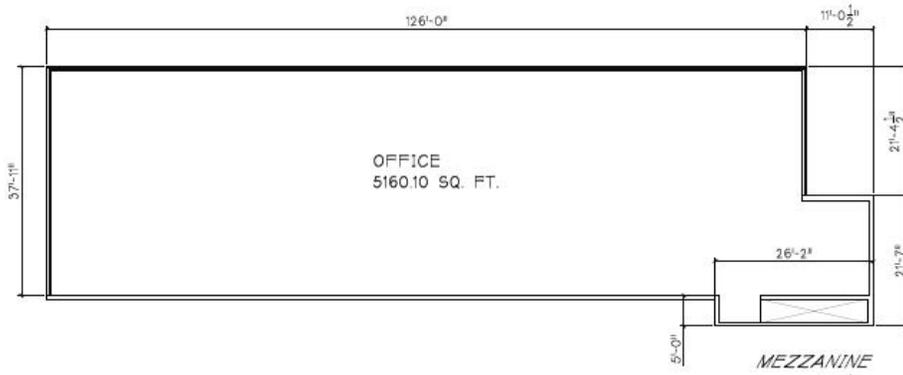
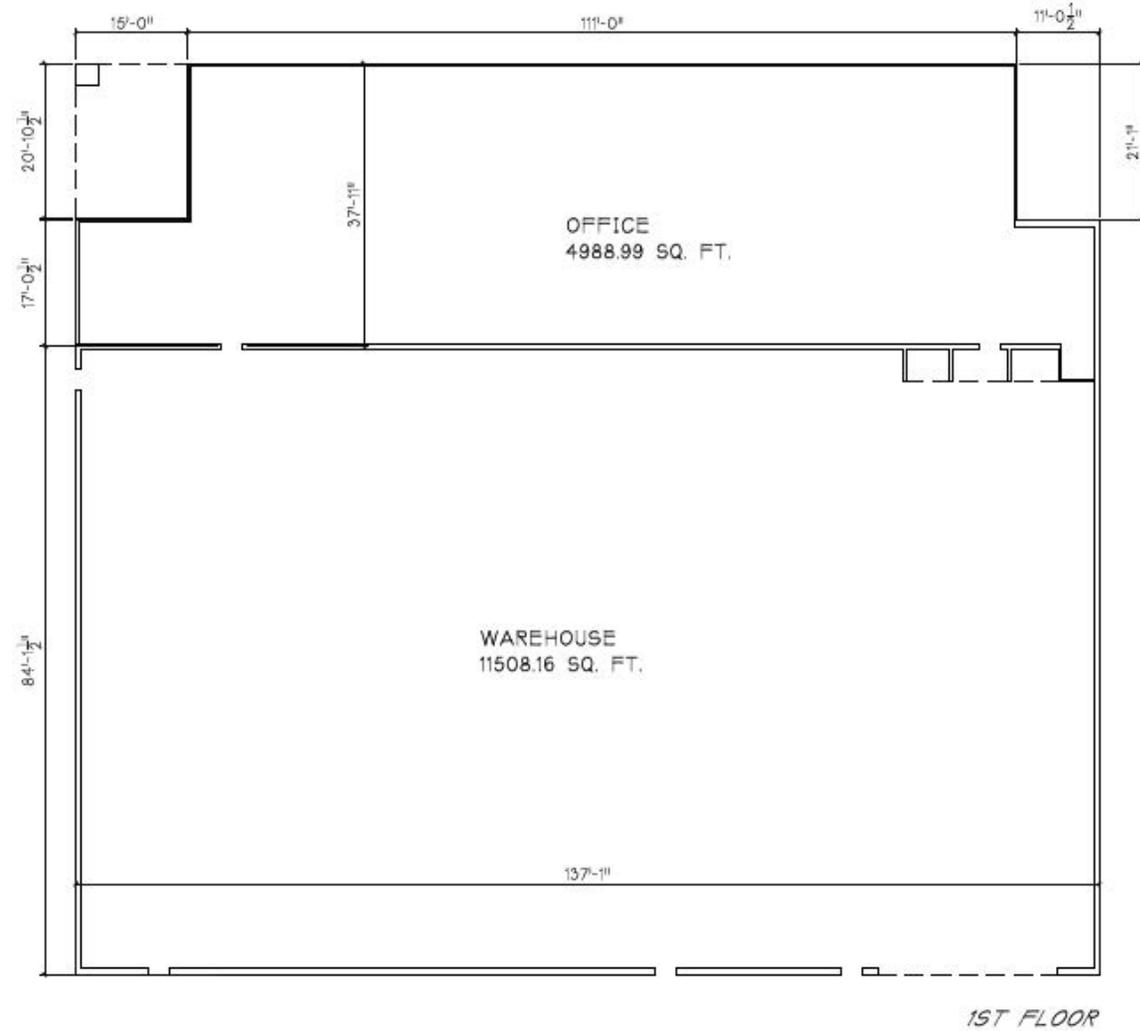


# INTERIOR LAYOUT



# FLOOR PLAN

850 FLYNN ROAD

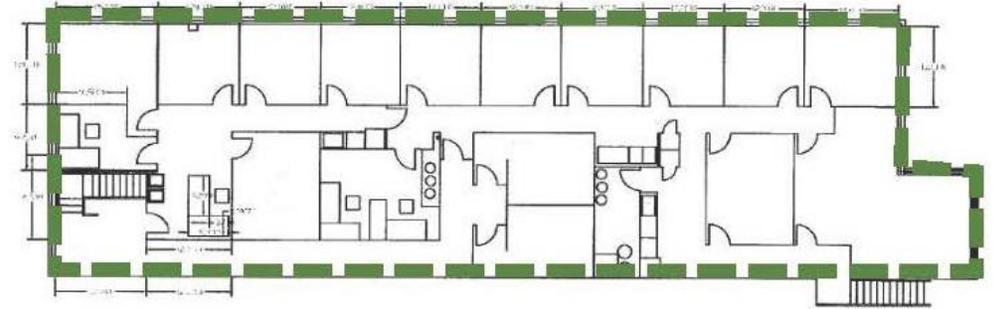
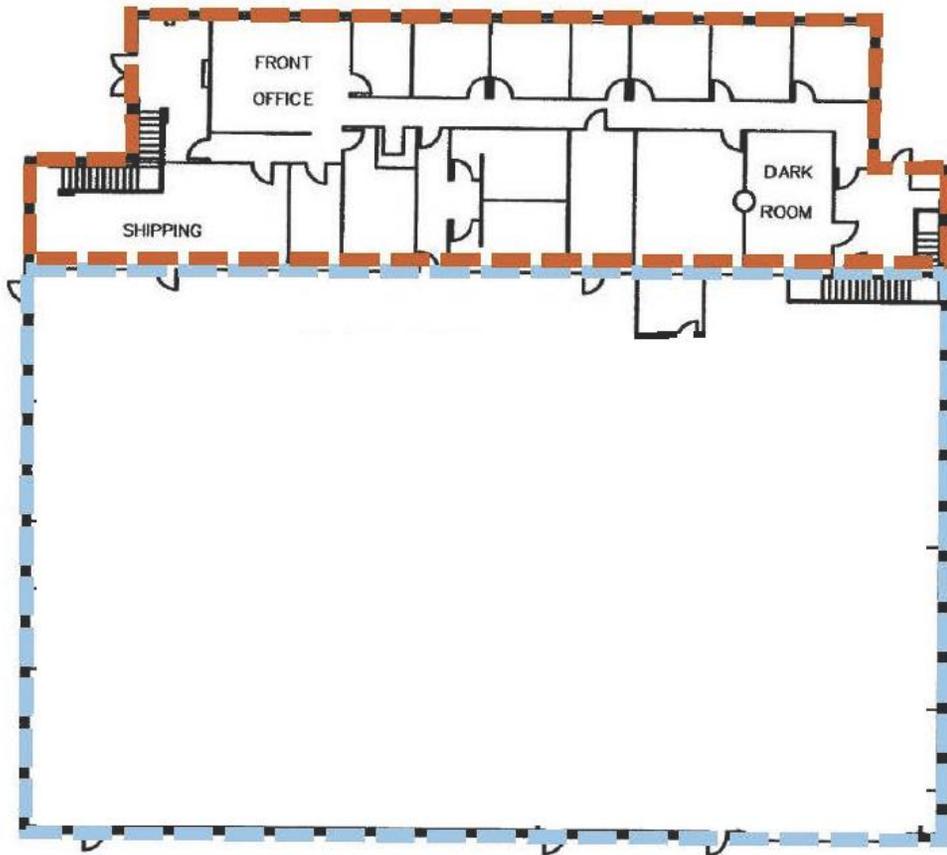


USE	SF	%	CEILING
Manufacturing	11,508	62%	24'-26'
Office	4,988	19%	9'-10'
2 <sup>nd</sup> Floor	5,160	19%	9'-10'
<b>Total</b>	<b>21,657</b>	<b>100%</b>	-

# FLOOR PLAN

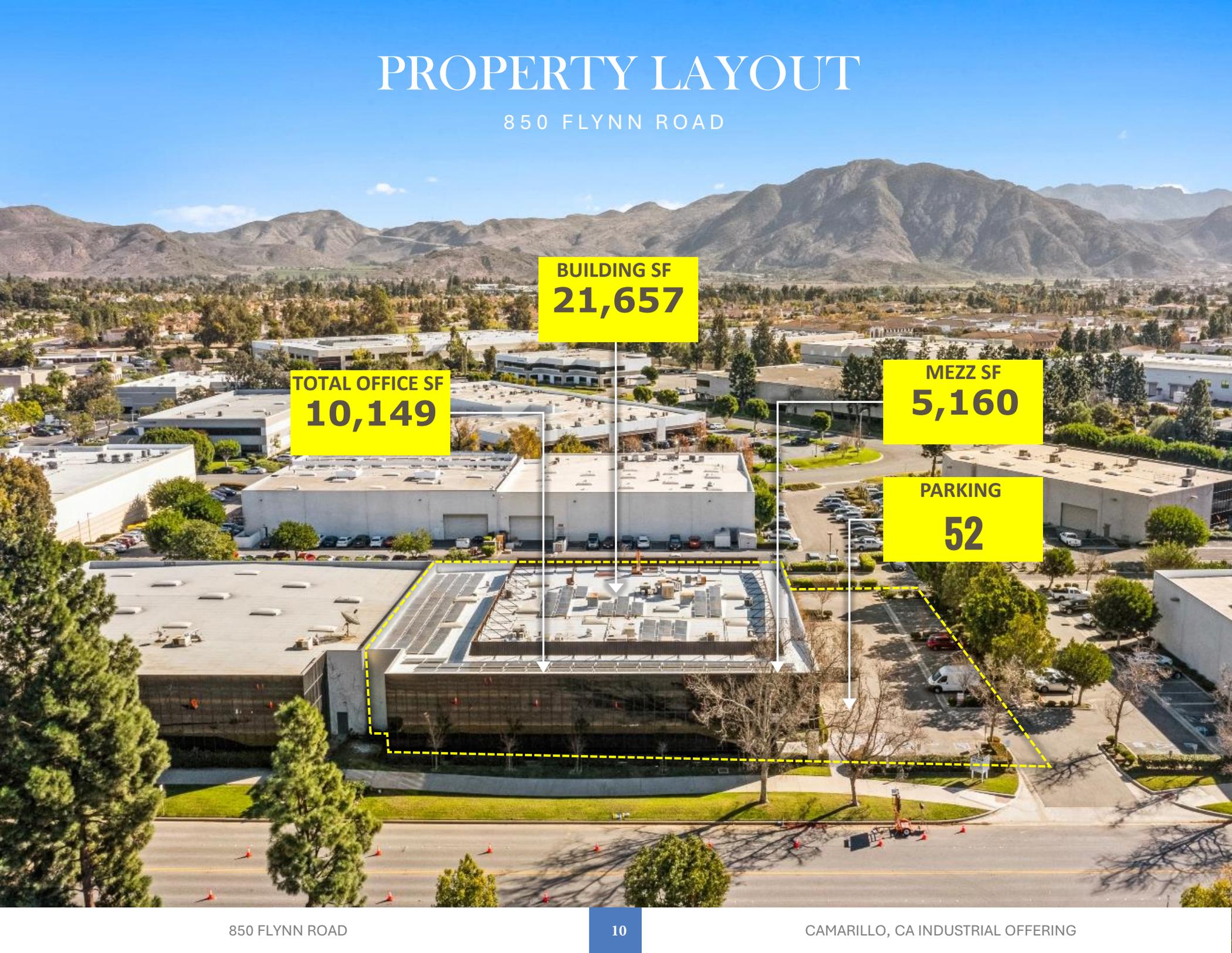
850 FLYNN ROAD

 Manufacturing    Office    Second Floor



# PROPERTY LAYOUT

850 FLYNN ROAD



**BUILDING SF**  
**21,657**

**TOTAL OFFICE SF**  
**10,149**

**MEZZ SF**  
**5,160**

**PARKING**  
**52**



850 FLYNN ROAD



# 02

LOCATION OVERVIEW

# Camarillo, CA

Camarillo is a thriving community of over 70,000 in the heart of Ventura County. Situated on the Oxnard Plain just nine miles from the Pacific Ocean, Camarillo offers an appealing mixture of rural and suburban lifestyles. With more than 300 sunny days annually and an average temperature in the low 70s, Camarillo's climate is hard to beat. Consistently ranked as one of the safest communities in Ventura County, Camarillo's location midway between Los Angeles and Santa Barbara is ideal for those who want to take advantage of the region's amenities while living in an affordable, prospering community

POPULATION

**70,622**

MEDIAN HH  
INCOME

**\$105,141**

MEDIAN HOME  
VALUE

**\$713,900**

Dedicated to preserving Camarillo's historic heritage as well as its natural beauty, the City Council and City staff also know that strong, healthy economic development is essential to sustaining Camarillo's quality of life. City officials maintain positive relations in the community by ensuring that equal attention is given to both residential and business concerns.



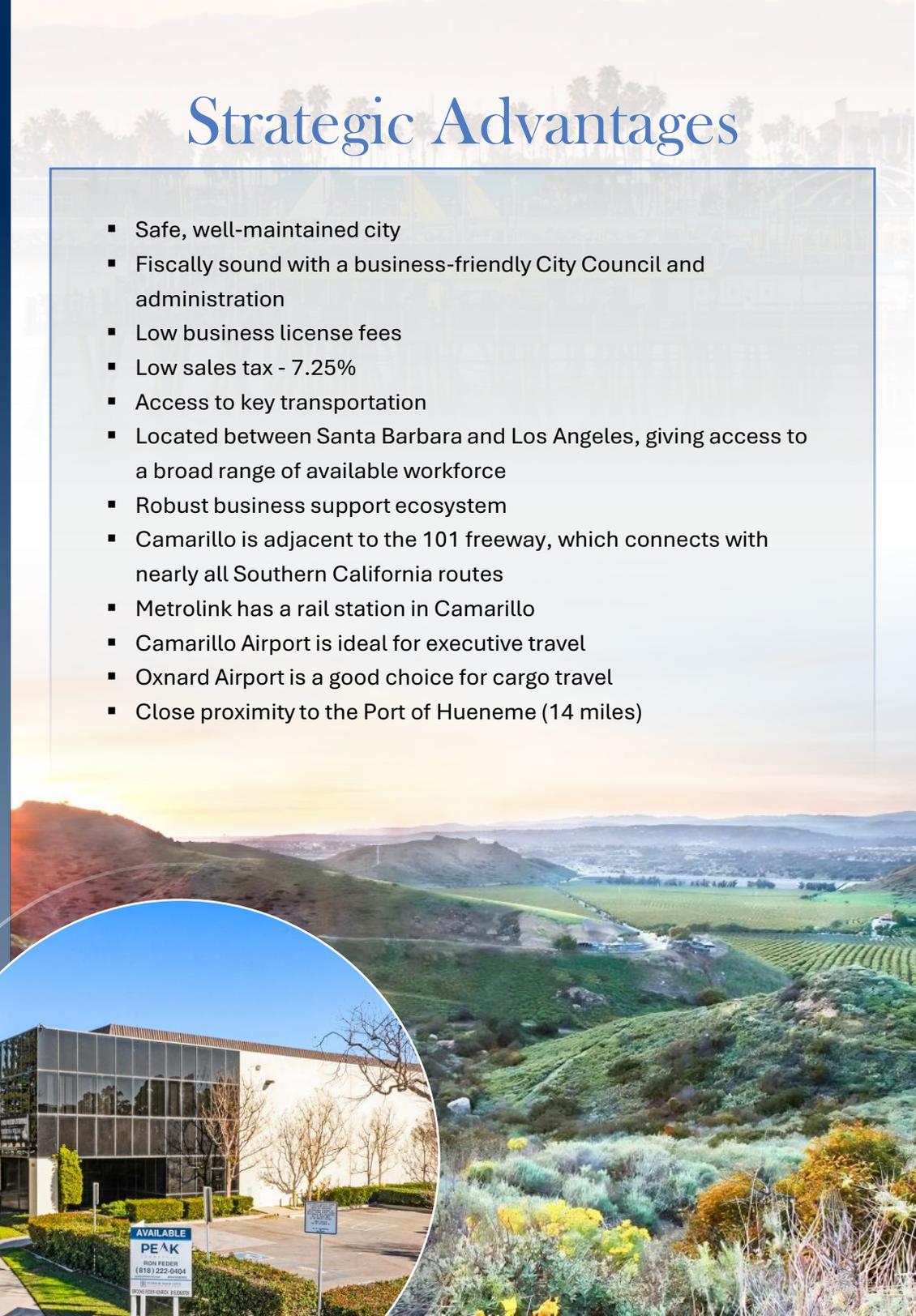
# Location Highlights

Camarillo, CA is a thriving, family and business friendly community with exciting opportunities for growth. Located in Ventura County and just an hour north of Los Angeles.

- **Camarillo's unique blend of rural and suburban qualities is reflected in its prominent industries, which range the gamut between agriculture and aerospace and most everything in between.**
- **In the city's booming business districts, you'll find leading-edge biotech firms sharing industrial plots with high-tech manufacturing operations and software companies.**
- **Restaurants and retail commerce flourish across a multitude of attractive shopping plazas. The city has 150 premium outlet store**
- **Safe neighborhoods, 52 weeks of great weather, terrific public schools, close to the beach. From a charming downtown to a bustling outlet mall, Camarillo offers more of the Southern California good life.**

# Strategic Advantages

- Safe, well-maintained city
- Fiscally sound with a business-friendly City Council and administration
- Low business license fees
- Low sales tax - 7.25%
- Access to key transportation
- Located between Santa Barbara and Los Angeles, giving access to a broad range of available workforce
- Robust business support ecosystem
- Camarillo is adjacent to the 101 freeway, which connects with nearly all Southern California routes
- Metrolink has a rail station in Camarillo
- Camarillo Airport is ideal for executive travel
- Oxnard Airport is a good choice for cargo travel
- Close proximity to the Port of Hueneme (14 miles)



# AREA ECONOMY

70K  
POPULATION

43,300  
CIVILIAN LABOR FORCE

\$102K  
MED HH INCOME

94.4%  
HIGH SCHOOL GRADS

30+  
COLLEGES WITHIN 40M

43.23%  
BACHELORS DEGREE+

## TOP REGIONAL EMPLOYERS

Pleasant Valley School District 729

St. John's Hospital 611

Meissner Filtration 510

Hi-Temp Insulation 463



# Major Industries

## Manufacturing

With plenty of industrial real estate and a highly educated, growing workforce, Camarillo is an ideal location for both design and production.

## Agricultural Technology

As the country's most productive agricultural region, California is the obvious place to lay down roots and tap into the AgriTech boom. And Camarillo—with its longstanding agricultural heritage and abundance of fresh strawberries, mangoes, tomatoes, and more—is the perfect proving ground for emerging tech.

## Life Science

Camarillo is ideally located in the center of a robust talent pool, being able to recruit both manufacturing talent and research and management expertise from the greater Los Angeles region.

## Healthcare Services

With a growing population, a median household income over \$100,000, and a median age of 40, Camarillo is an attractive destination to start or relocate your healthcare business. 2% of Camarillo residents over 25 hold a Bachelor's degree or higher

# Facing West

850 FLYNN ROAD



*Subject*

Pleasant Valley School District

Flynn Road

# 850 FLYNN ROAD

CAMARILLO, CA 93012

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