

ENTITLED
10,133 SF INDUSTRIAL BUILDING

Agnew St

2244 FIRST STREET

INDUSTRIAL LAND FOR SALE

SIMI VALLEY, CA 93065

First St



**2244 First St, Simi Valley
(APN#: 632-0-320-525)
(±1.01 Acres)**

METROLINK



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Fully Entitled



Major Street Identity



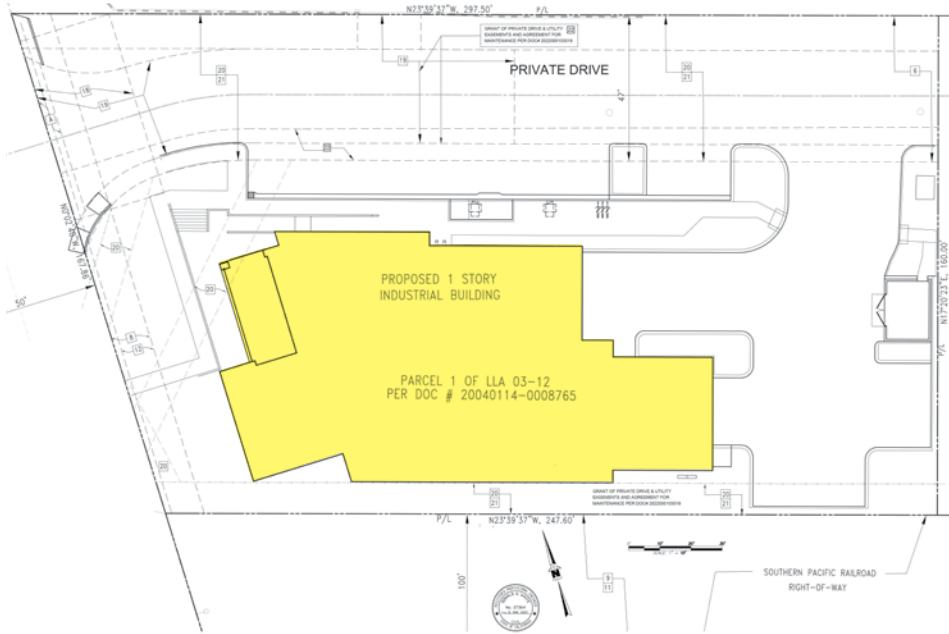
Ideal for Wholesale Related Uses



Immediate Freeway Access



Nearby Numerous Retail Amenities



LAND SPECIFICATIONS

PARCEL SIZE:	43,652 SF
APN:	632 - 0 - 320 - 525
ZONING:	LIGHT INDUSTRIAL
SALE PRICE:	\$1,750,000 (\$40 PSF)

BUILDING SPECIFICATIONS

SIZE:	10,133 SF
WAREHOUSE:	8,345 SF
OFFICE:	1,788 SF
LOADING:	2 DOCK HIGH, 1 GROUND LEVEL
CLEAR HEIGHT:	23 FT
PARKING:	21 STALLS

2244 FIRST STREET, SIMI VALLEY



TOYOTA **CHEVROLET** **NISSAN** **CHRYSLER**
Jeep
Ford **AMERICA'S TIRE** **RAM**
HONDA **BUICK** **GMC**

BIG 5 **dds DISCOUNTS** **Starbucks** **Thai noodles**
Pizza Hut **Papa John's** **Domino's** **UPS** **O'Reilly** **NUTRISHOP**
Bank of America **BOMB HOAGIE** **ReStore**

VONS **Starbucks** **Chevron**
Home Depot **Walgreens** **7-Eleven**
SUPERCUTS
ELVIRA'S MEXICAN GRILL **Logix**
WINGS-TO-GO **TOPPERS**

Auto Zone **Domino's** **OLIVEO TRATTORIA**
fattes Pizza


SUBJECT
2244 First St
Simi Valley, CA

VALERIA SUPERMARKETS **CHOY'S**
Tomodachi Sushi
boost **Herb & Spice** **LAO CUISINE**
SZECHUWAN GARDEN CHINESE

KFC **Jack in the Box** **Wendy's** **McDonald's**
usbank **jiffylube** **El Pollo Corona Grill**
Western Dental & Orthodontics **U-HAUL** **APA** **AUTO PARTS**

harley's

HARBOR FREIGHT TOOLS **Thai Kitchen RESTAURANT** **Public Storage**
BIG BRAND TIRE & SERVICE **Exxon**
GOODYEAR **KIA**

Smart & Final
Pasta Pals

STATER BROS. markets. **PEPBOYS AUTO** **Yolanda's** **Hikari**
Advance Auto Parts **Fantastic Sams HAIR SALONS**
garden of eatin' **7-Eleven** **MIDAS** **76** **PALAPA GRILL MEXICAN FOOD**
H&R BLOCK **Enterprise**

Shell **BURGER KING** **WELLS FARGO** **Chevron**
Firestone

TACO BELL **Wendy's** **Airby's**
FedEx

BR **SUBWAY**
batik'n fobbin' **Vapors**

Rancho Simi Community Park

Royal Ave

Cochran St

E Los Angeles Ave

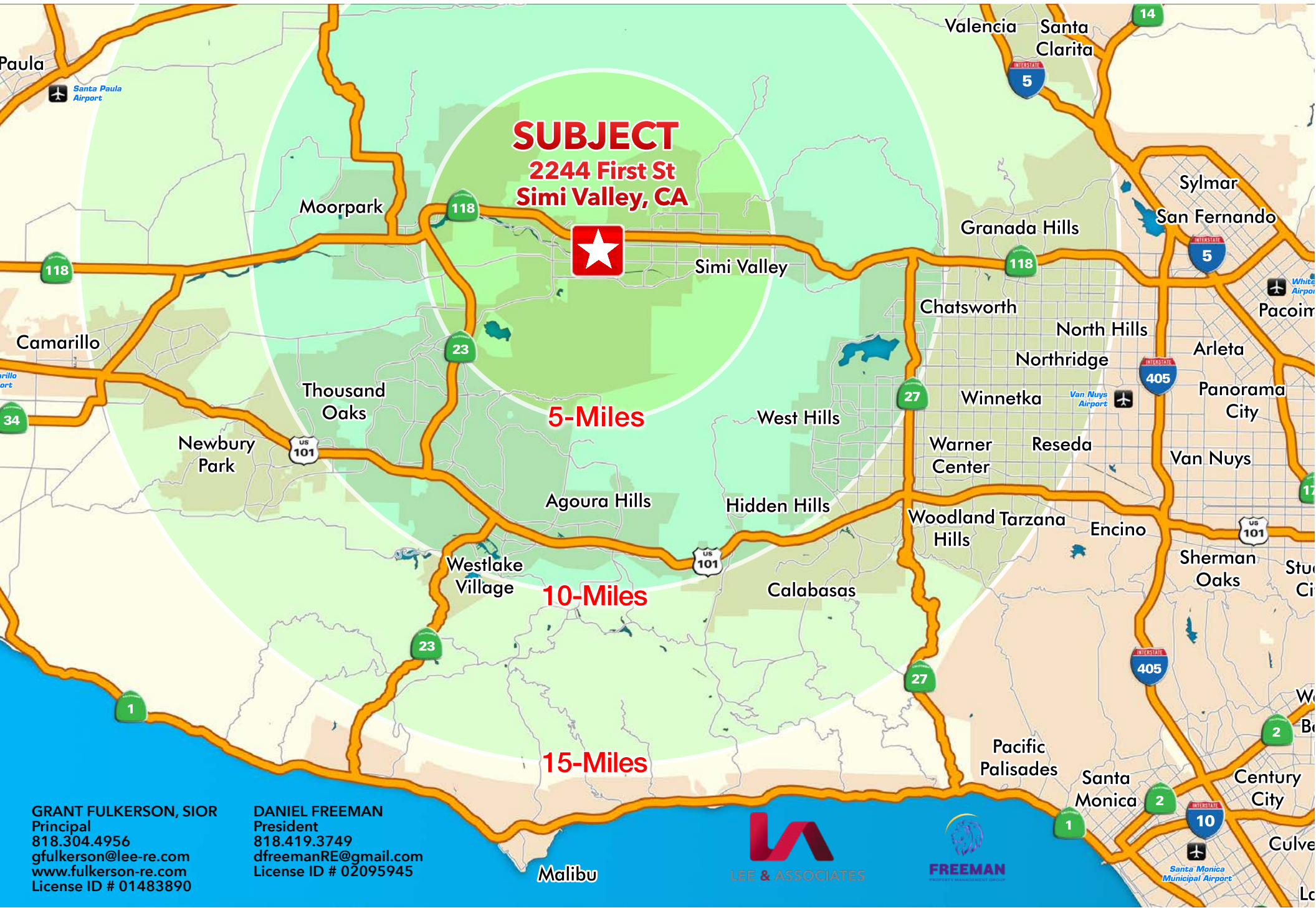
E Los Angeles Ave

Ervinger Rd

Sinaloa Rd

First St

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SUBJECT
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5-Miles

10-Miles

15-Miles

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LEE & ASSOCIATES



FREEMAN

Malibu

Santa Monica Municipal Airport