

Newly constructed free-standing warehouse building



FOR SALE

2680 Westhills Ct, Simi Valley, CA 93065



SPACE PROFILE

63,640 SF
Building SF

180,774 SF
Land SF

30'
Ceiling Clearance

5,618 SF
Office SF

2022/2023
Year built

6 Doors
Dock high

2 Doors
Ground level

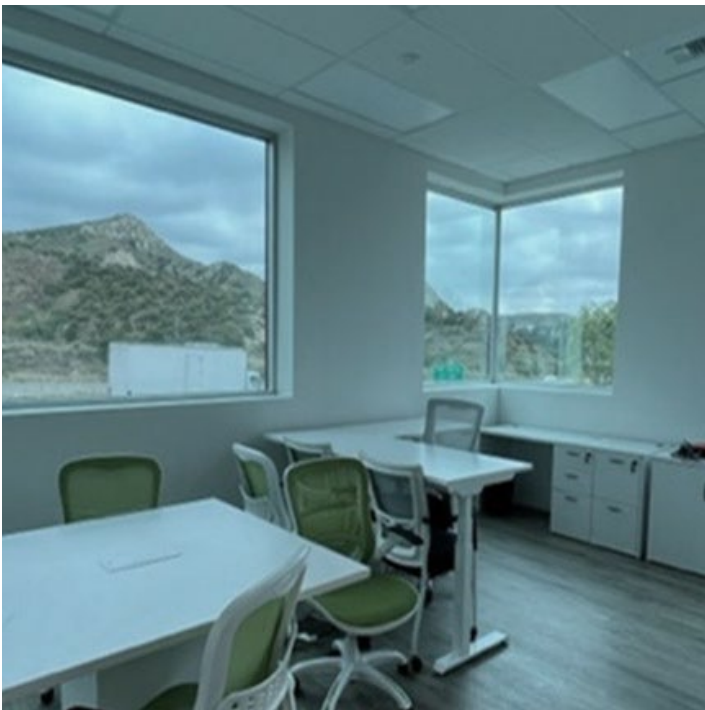
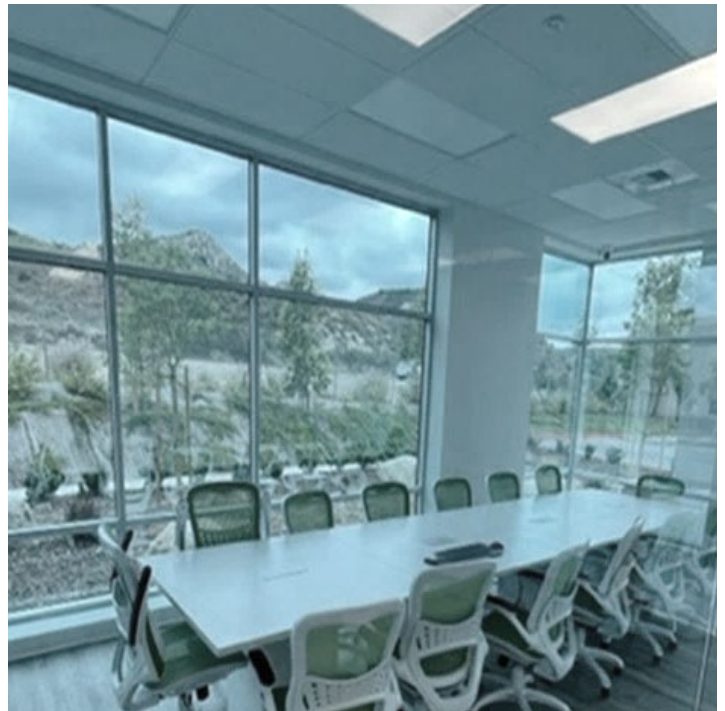
4,216
Pallet positions

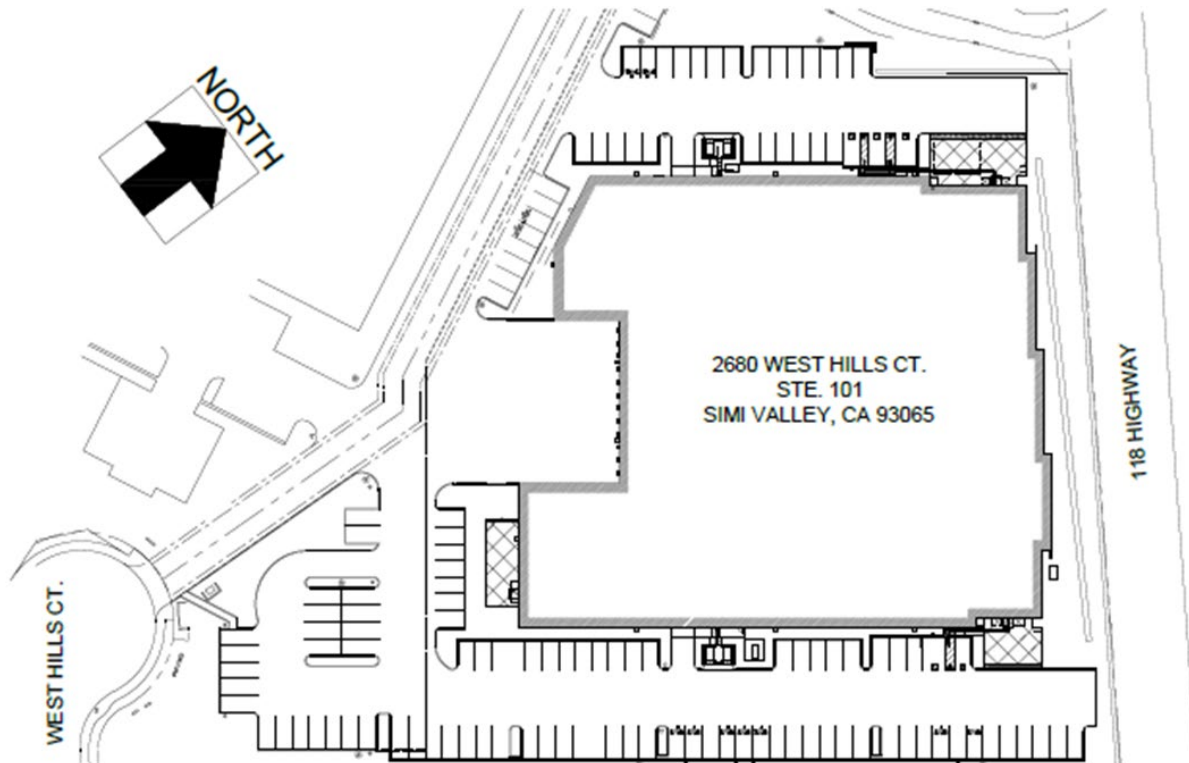
1,600 Amps
Power

136 spaces
Parking

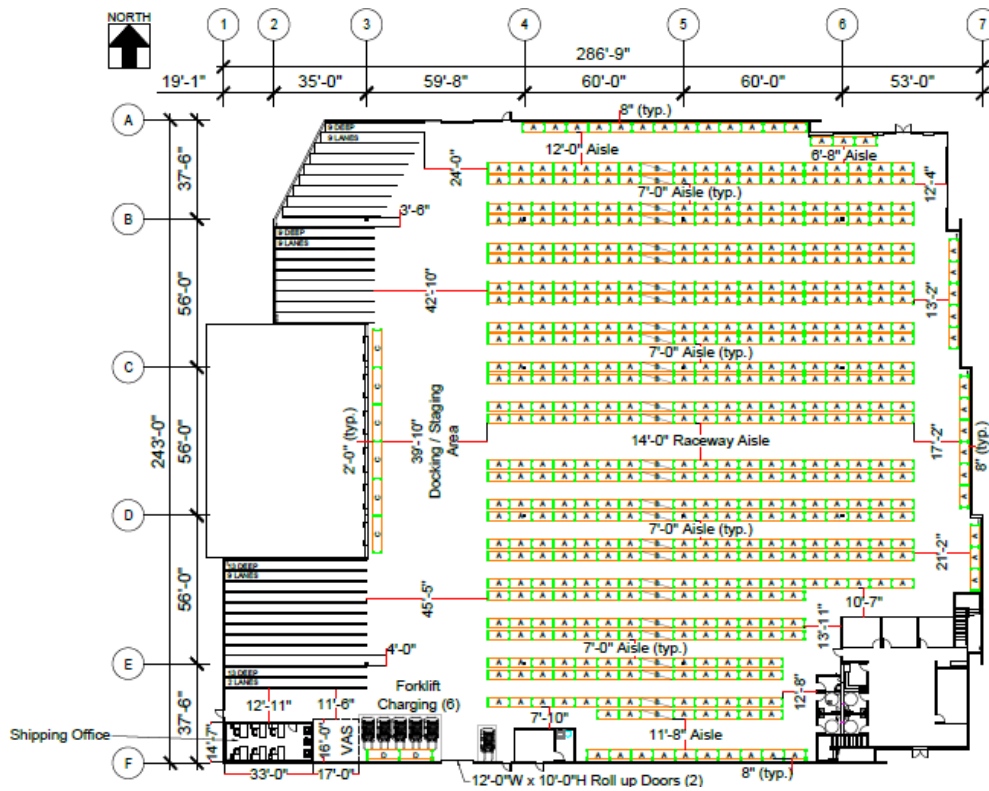
- 63,640 SF Newly Constructed Free-standing Building
- High Image Corporate Headquarters Identity
- Major Frontage and Visibility along the 118 Freeway
- Low Site Coverage with 136 Car Parking

- 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





Site plan

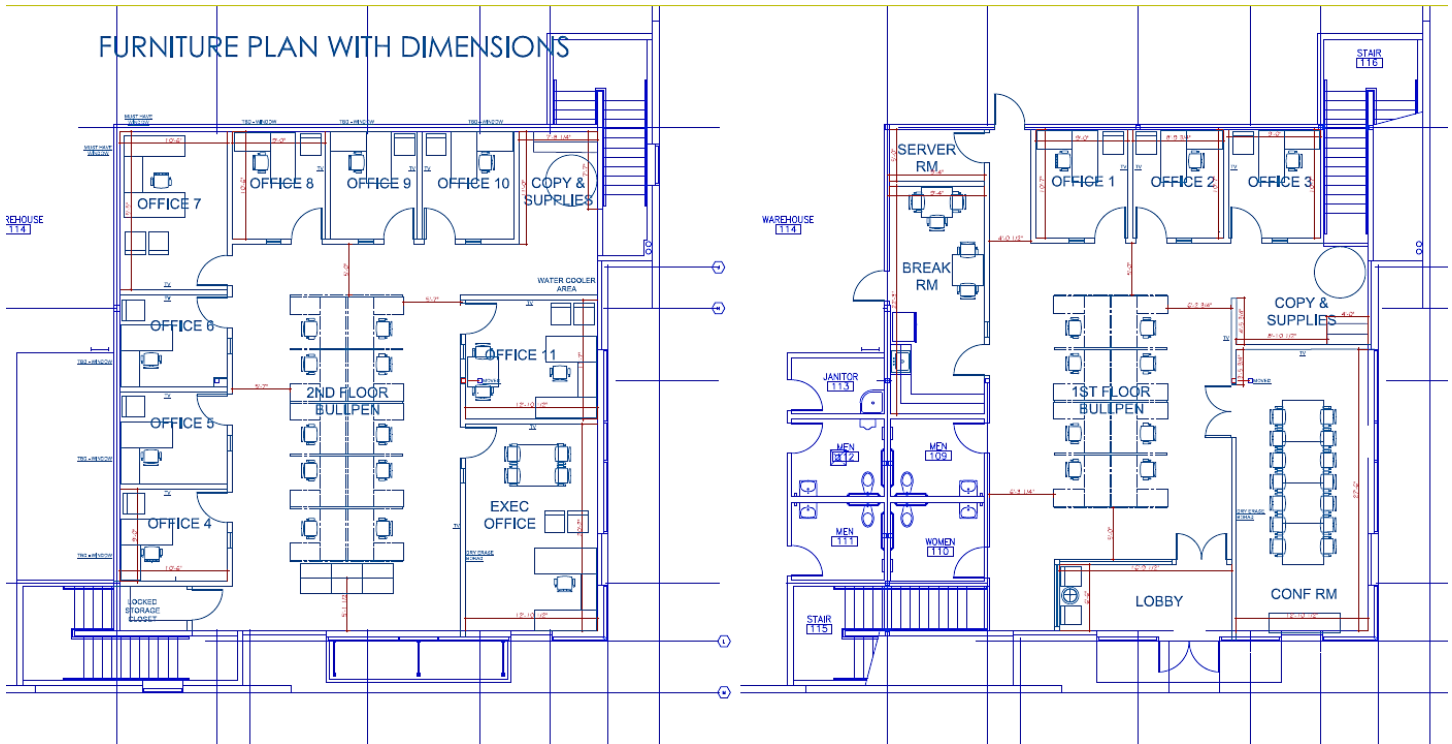


BAY TYPE	Number of Bays	Pallet Positions per Bay	Pallet Positions
A	500	8	4,000
B	28	6	168
C	6	6	36
D	2	6	12
TOTAL PALLET POSITIONS			4,216

NOTE: Building Dimensions to be verified.

Racking plan

Office layout



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