

# INDUSTRIAL BUILDING FOR LEASE

PRIVATE  
CAMPUS



**2674 WESTHILLS CT**  
SIMI VALLEY, CA 93065

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 2674 WESTHILLS CT SIMI VALLEY, CA 93065

Originally a build to suit for a Fortune 100 regional HQ, this high image facility offers substantial value-add existing improvements.

- Approx. 76,822 SF on an approx. 4.7 acre Gated, Private Campus with 118 Freeway Frontage/Visibility and Easy Access
- Approx. 21,454 SF Two Story Office Improvements with Elevator
- 28' Clear Height in Warehouse
- 100% Air Conditioned
- 5 Dock High Truck Doors w/Levelers and Weather Protection, 1 Oversized Ground Level Door
- 3,000 Amps 277/480 Service with Extensive Distribution and 15KW Back Up Generator
- Steelcase Work Stations available
- Complete Kitchen, Lunch Rooms with Exterior Balconies
- Private Offices, Flexible Open Bullpens, Conference and Training Rooms



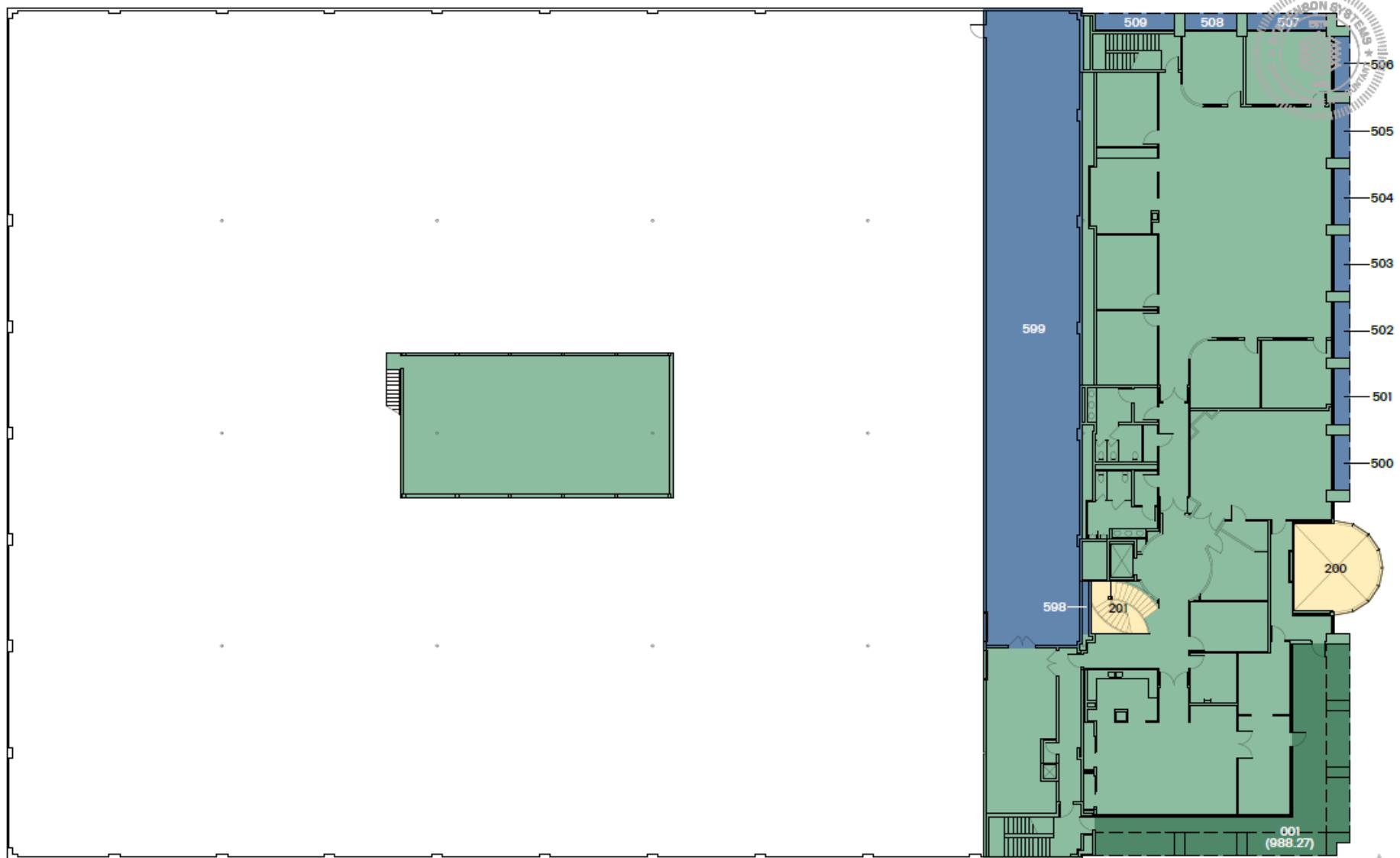
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1st Floor

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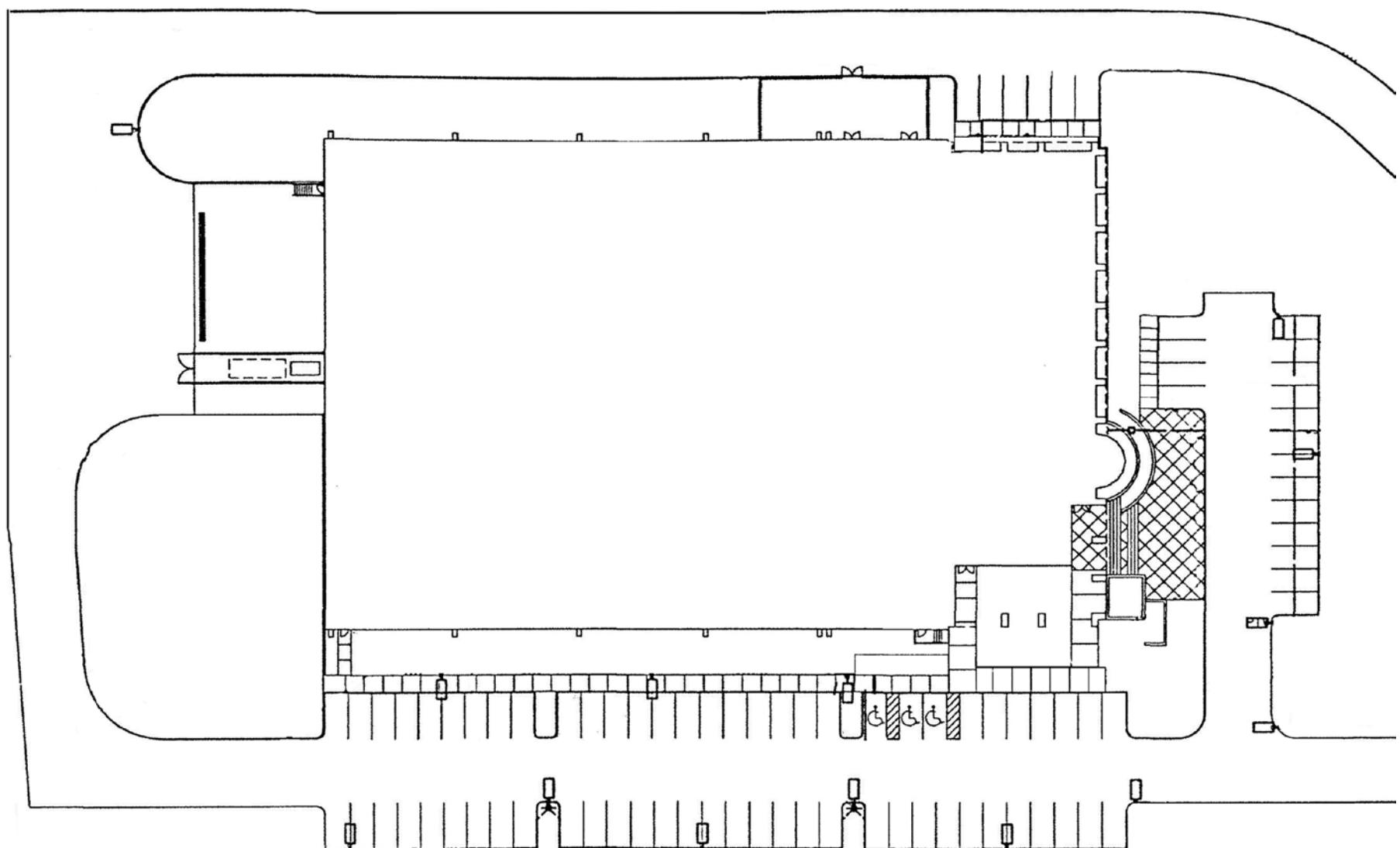
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2nd Floor

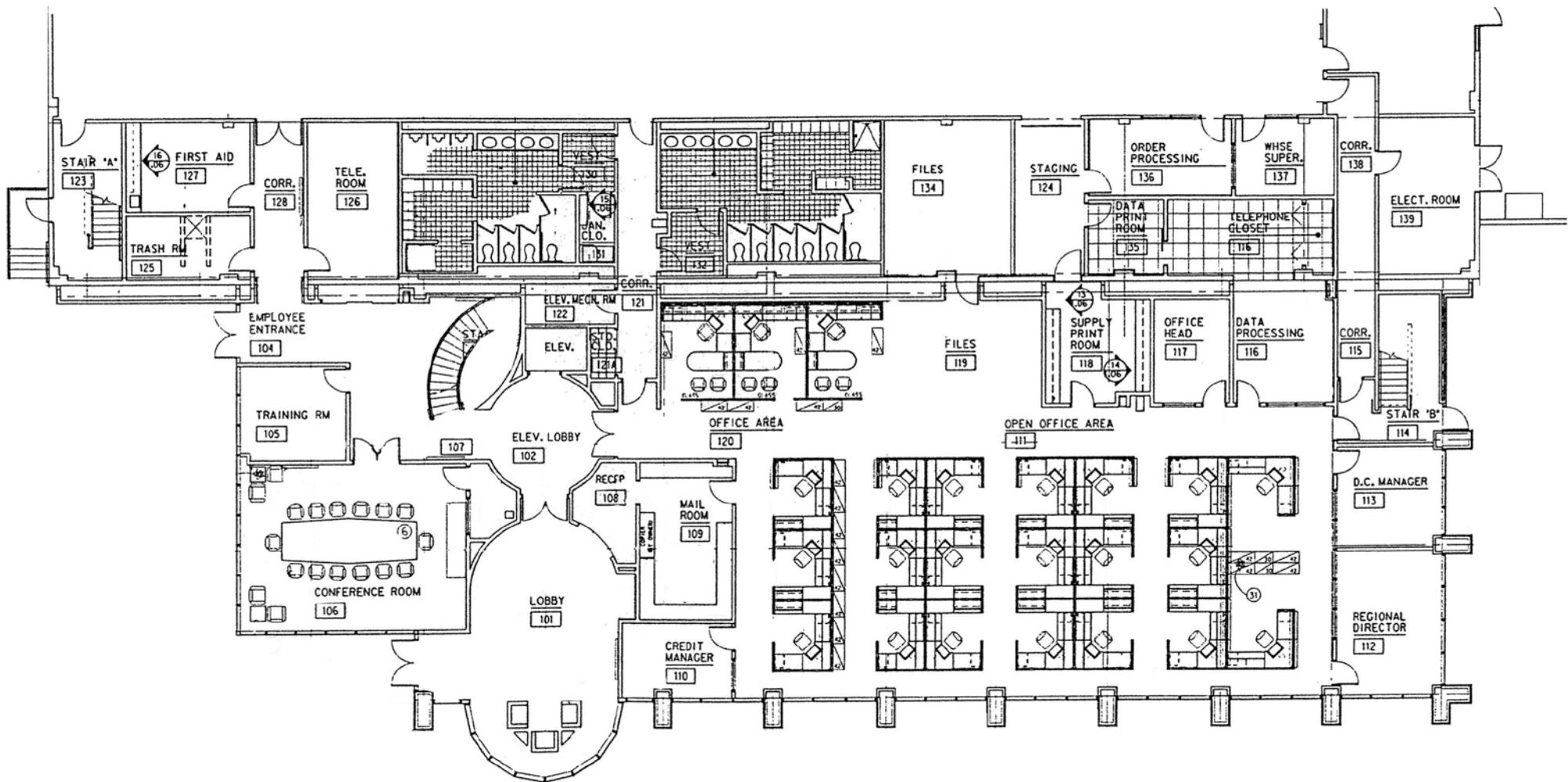
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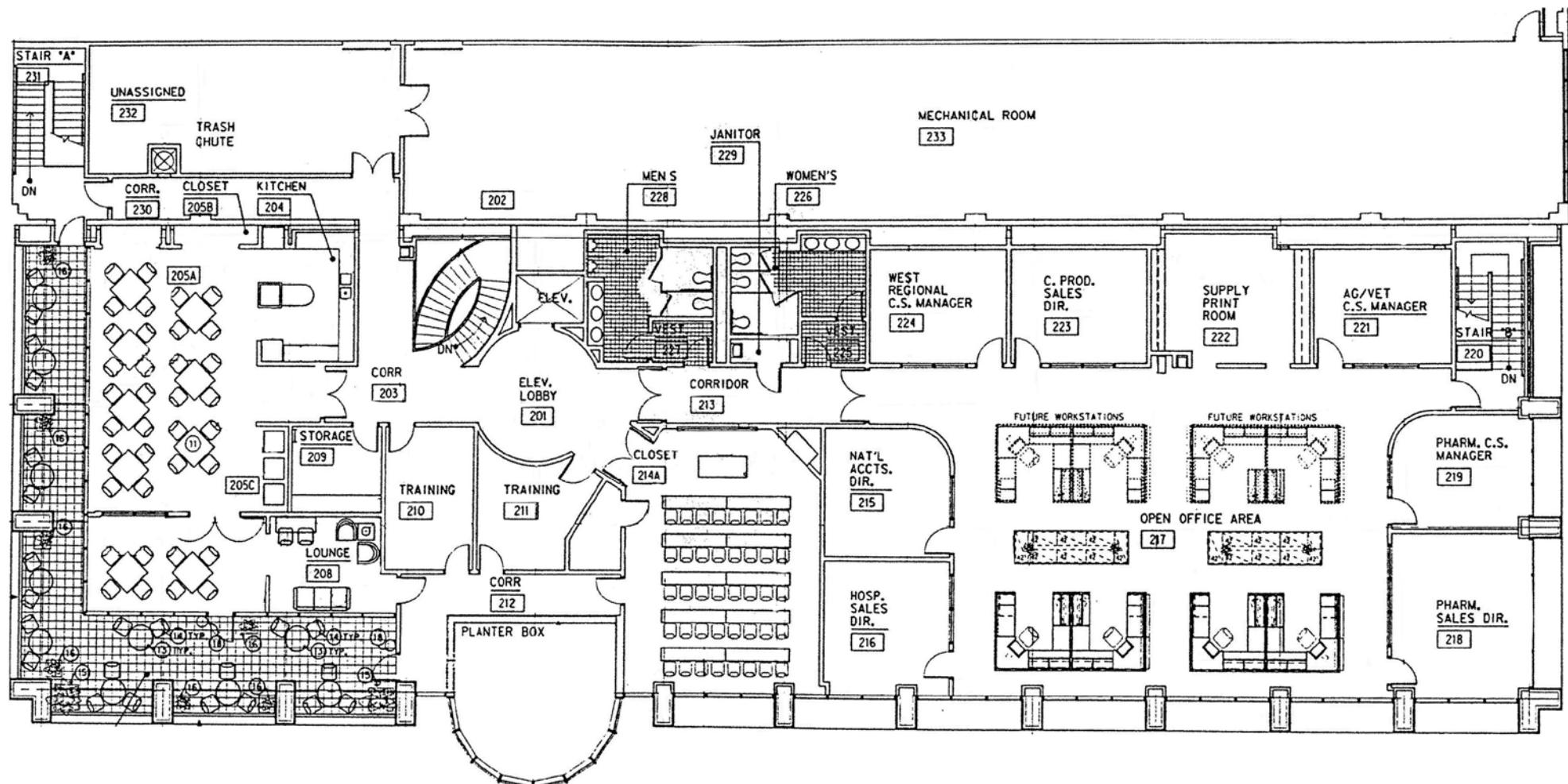
**SITE PLAN**

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FIRST FLOOR

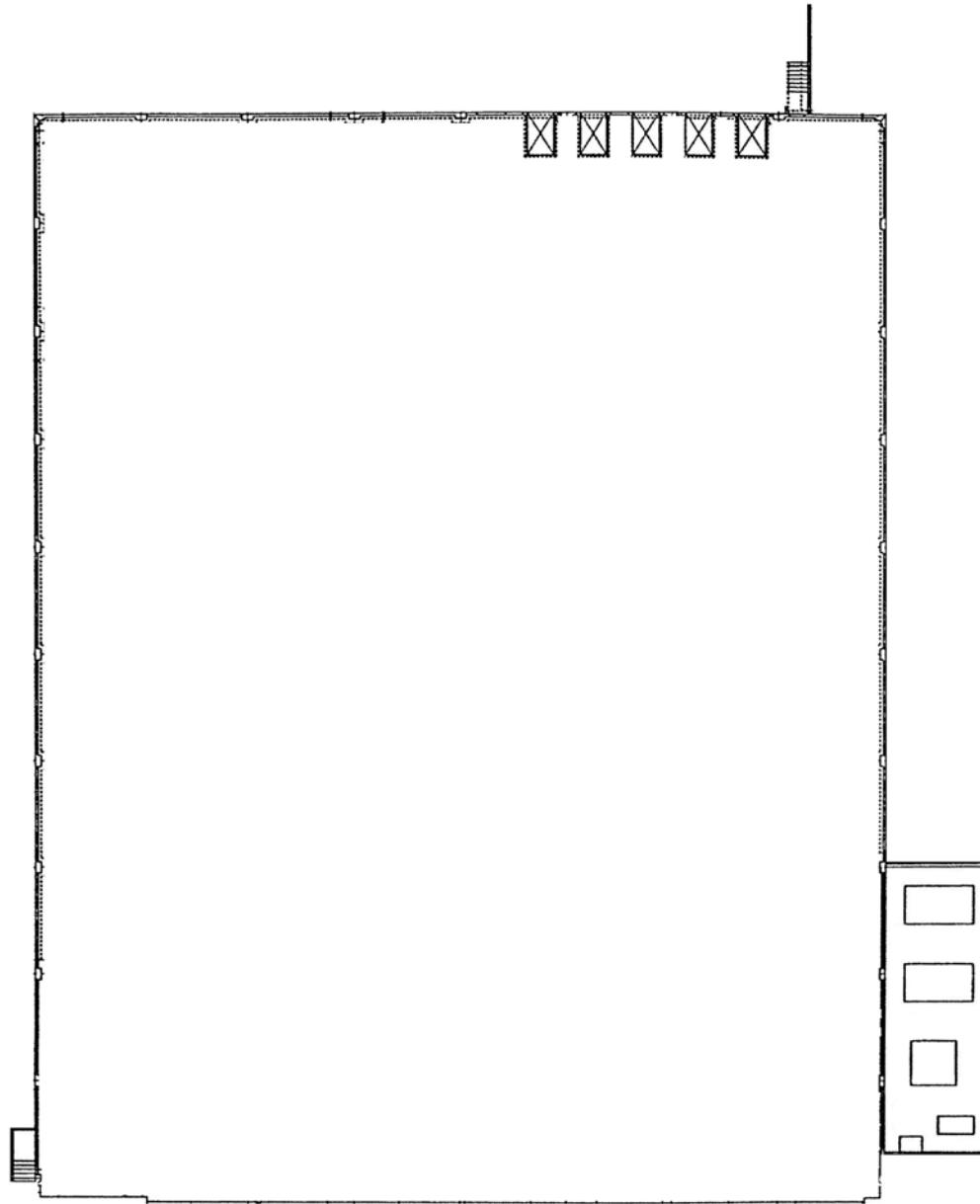
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SECOND FLOOR

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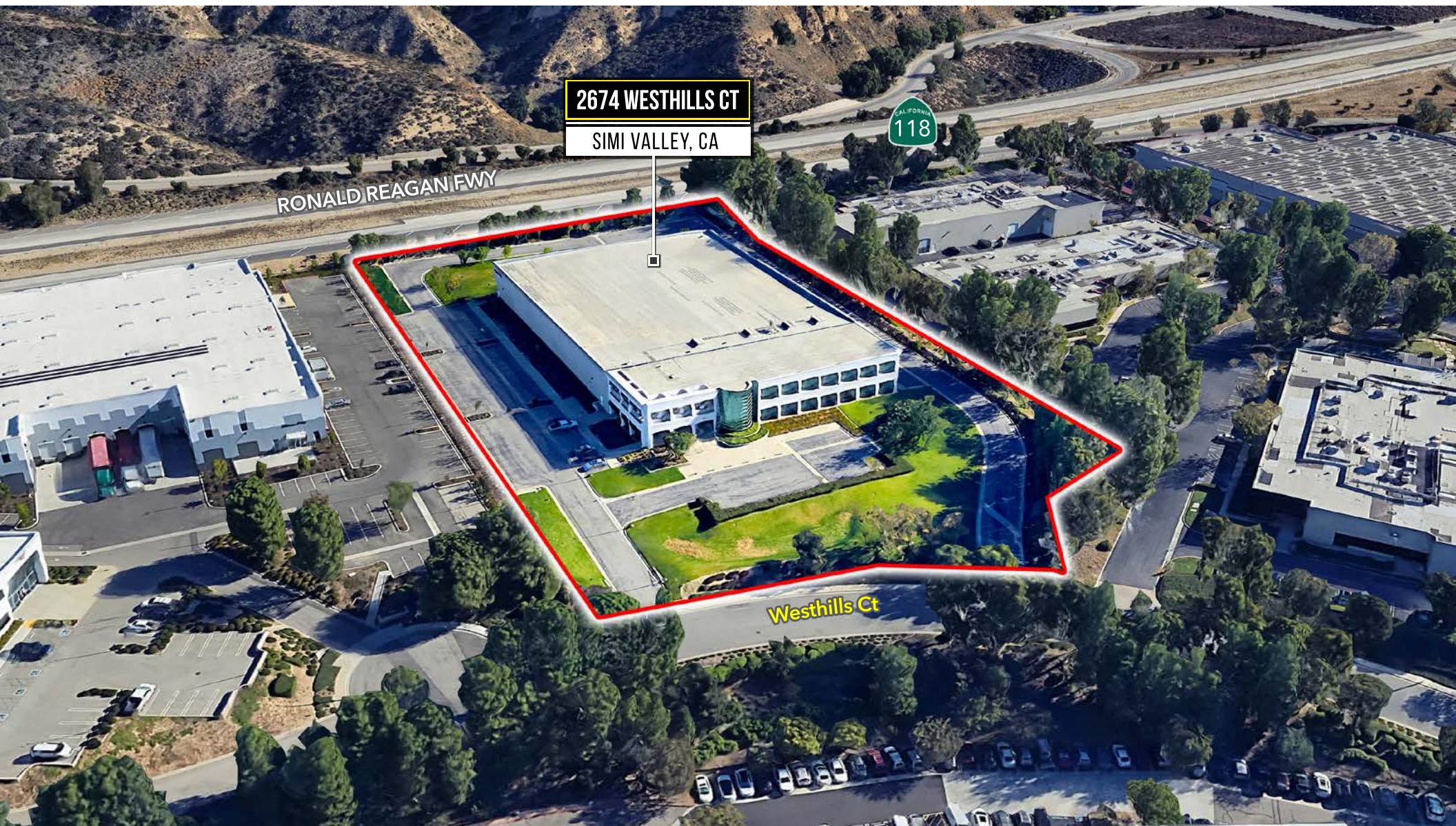
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**WAREHOUSE**

# 2674 WESTHILLS CT SIMI VALLEY, CA 93065

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AERIAL MAP

# 2674 WESTHILLS CT SIMI VALLEY, CA 93065



## AMENITIES MAP