

INDUSTRIAL BUILDING FOR LEASE

PRIVATE
CAMPUS



2674 WESTHILLS CT
SIMI VALLEY, CA 93065

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JOE JUSKO
818.223.4397
jjusko@lee-re.com
www.jjusko.com
DRE# 00875413

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.

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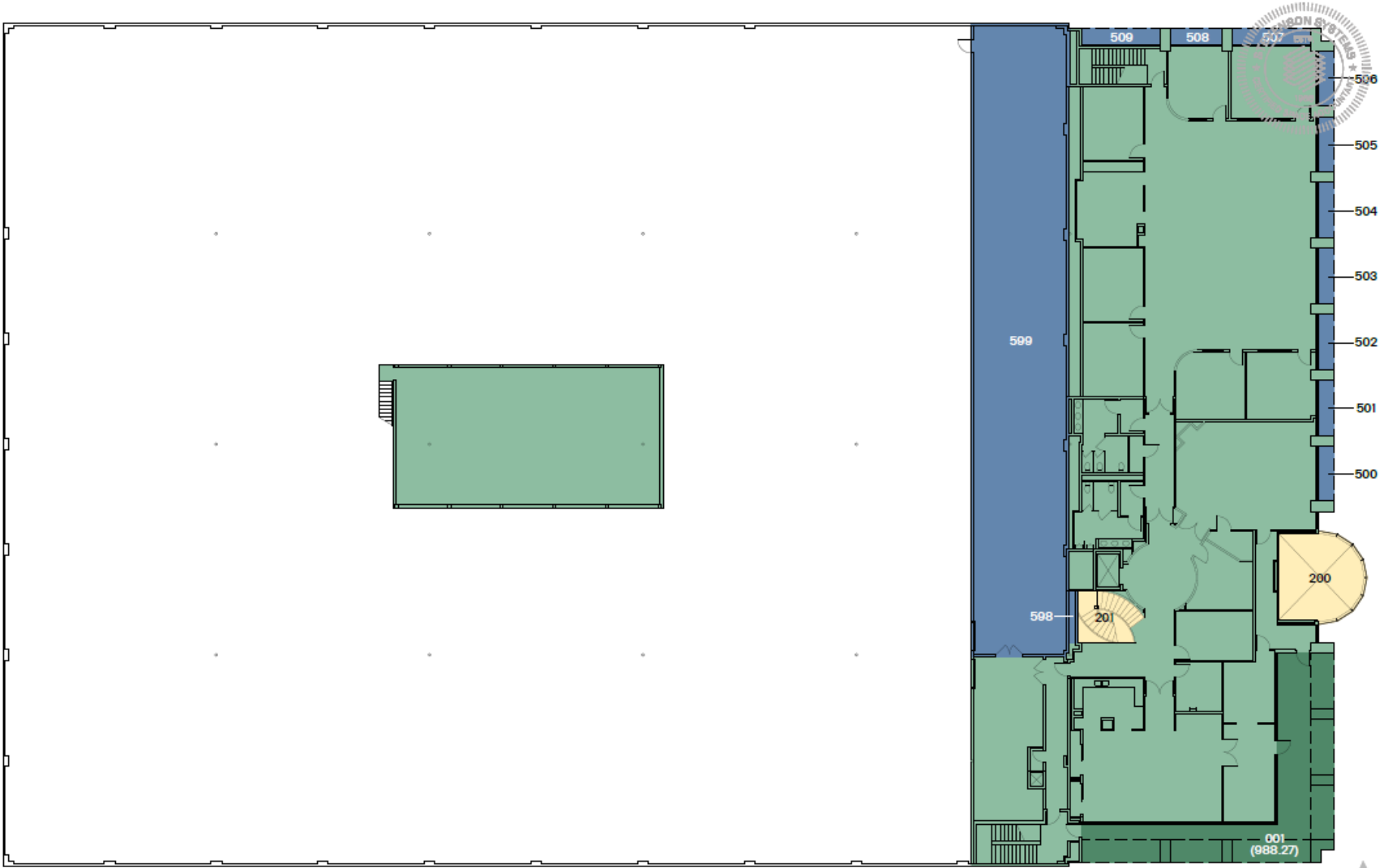
Originally a build to suit for a Fortune 100 regional HQ, this high image facility offers substantial value-add existing improvements.

- 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



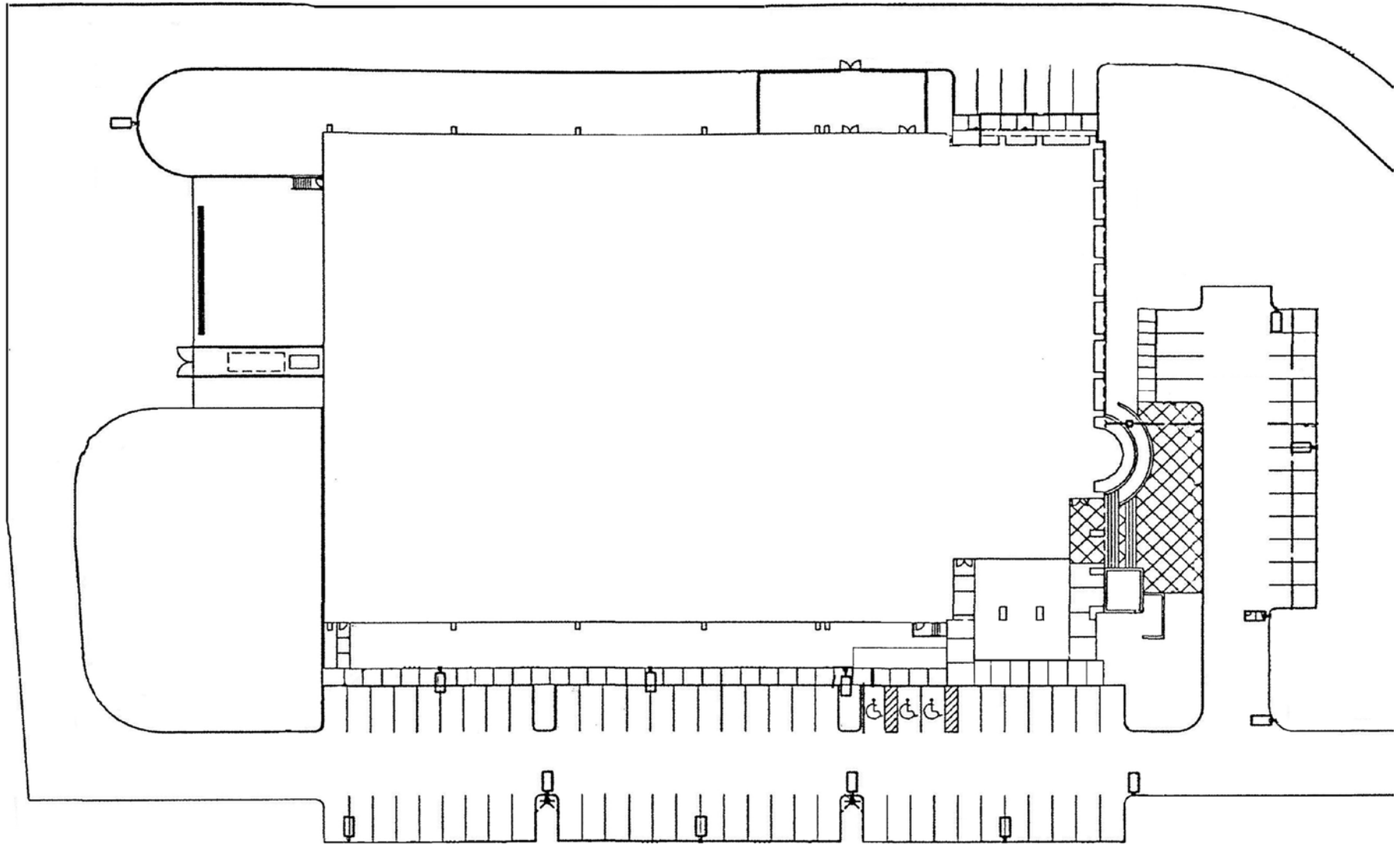
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1st Floor

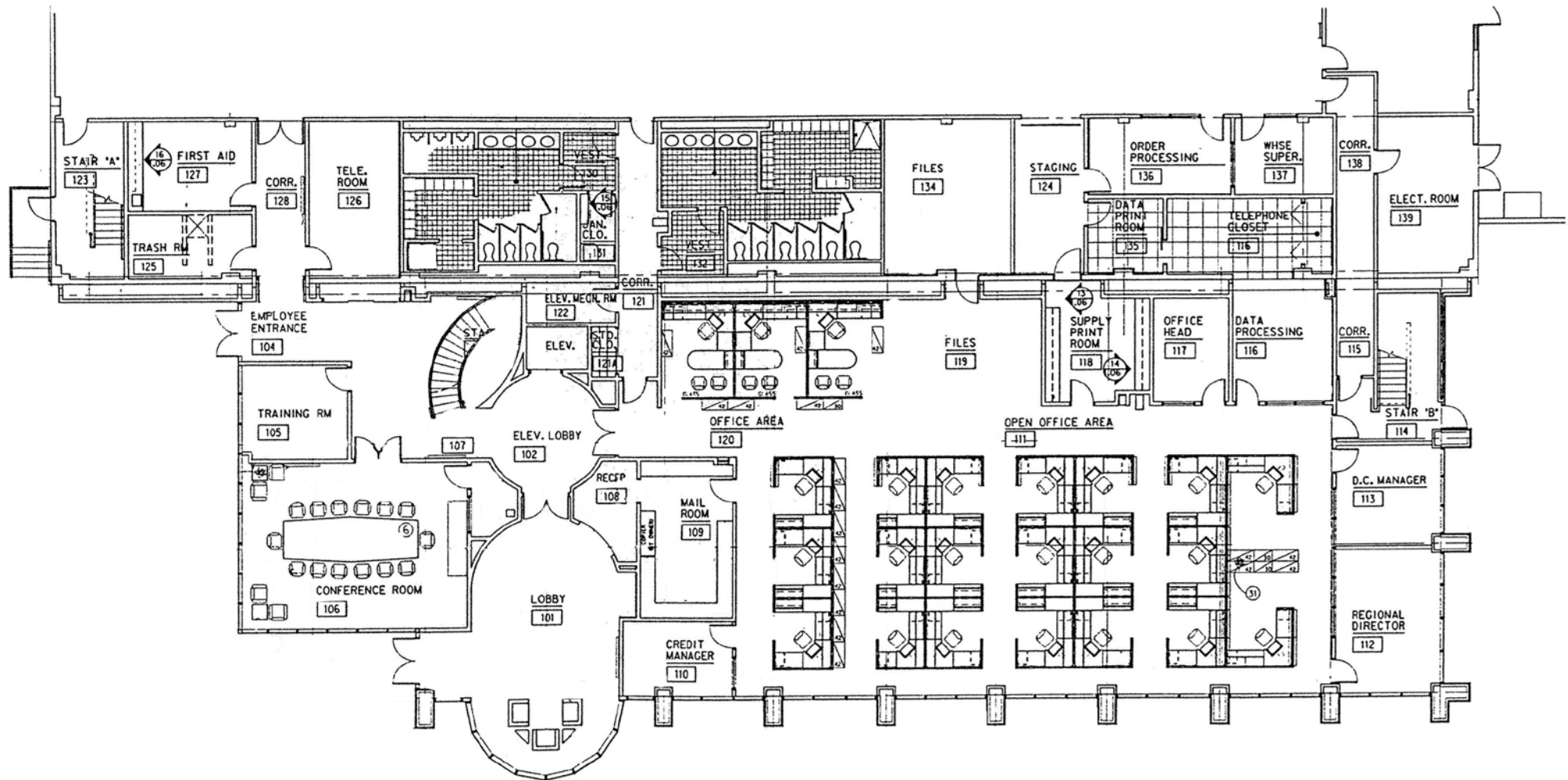


2nd Floor

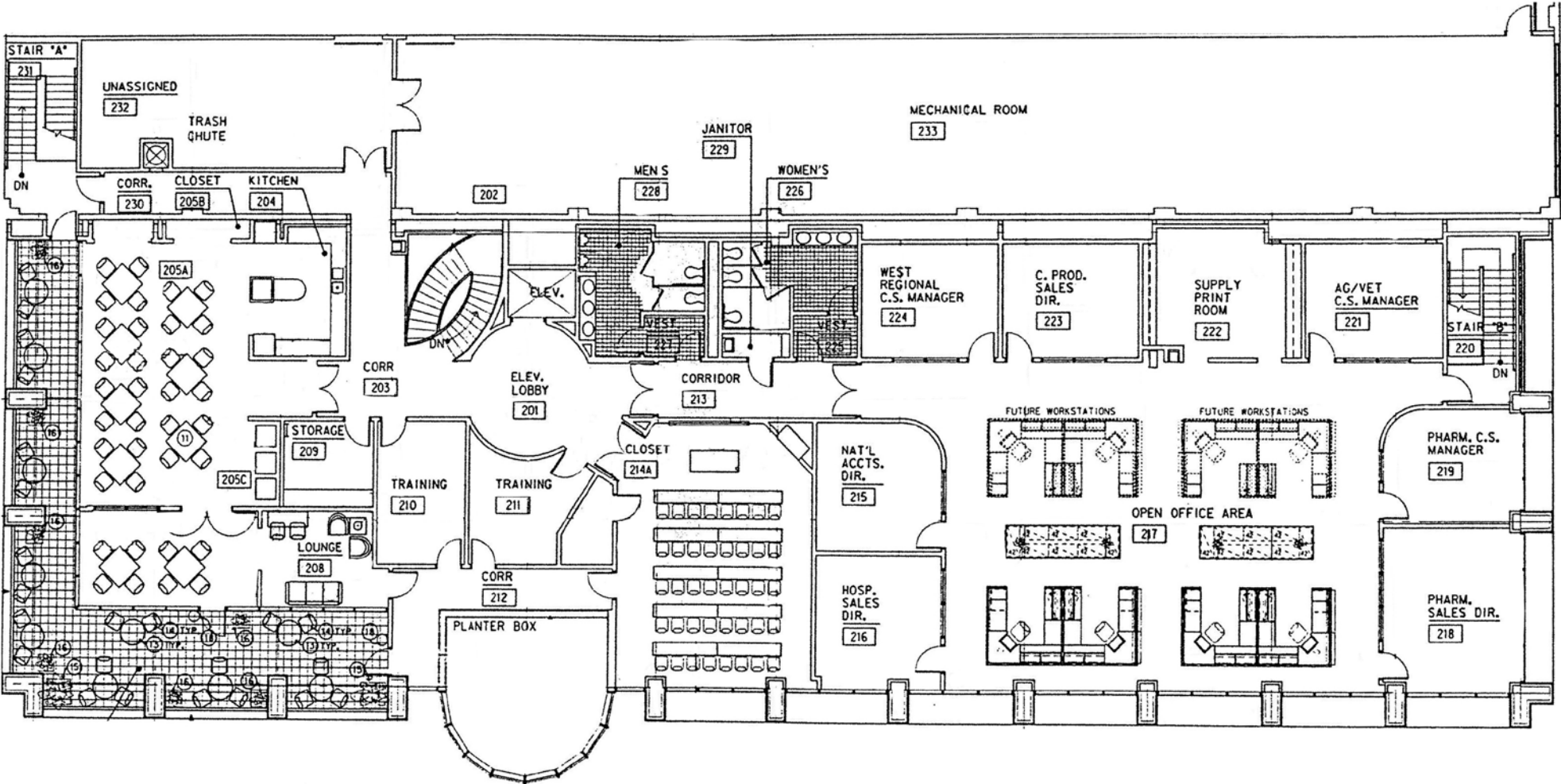
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SITE PLAN

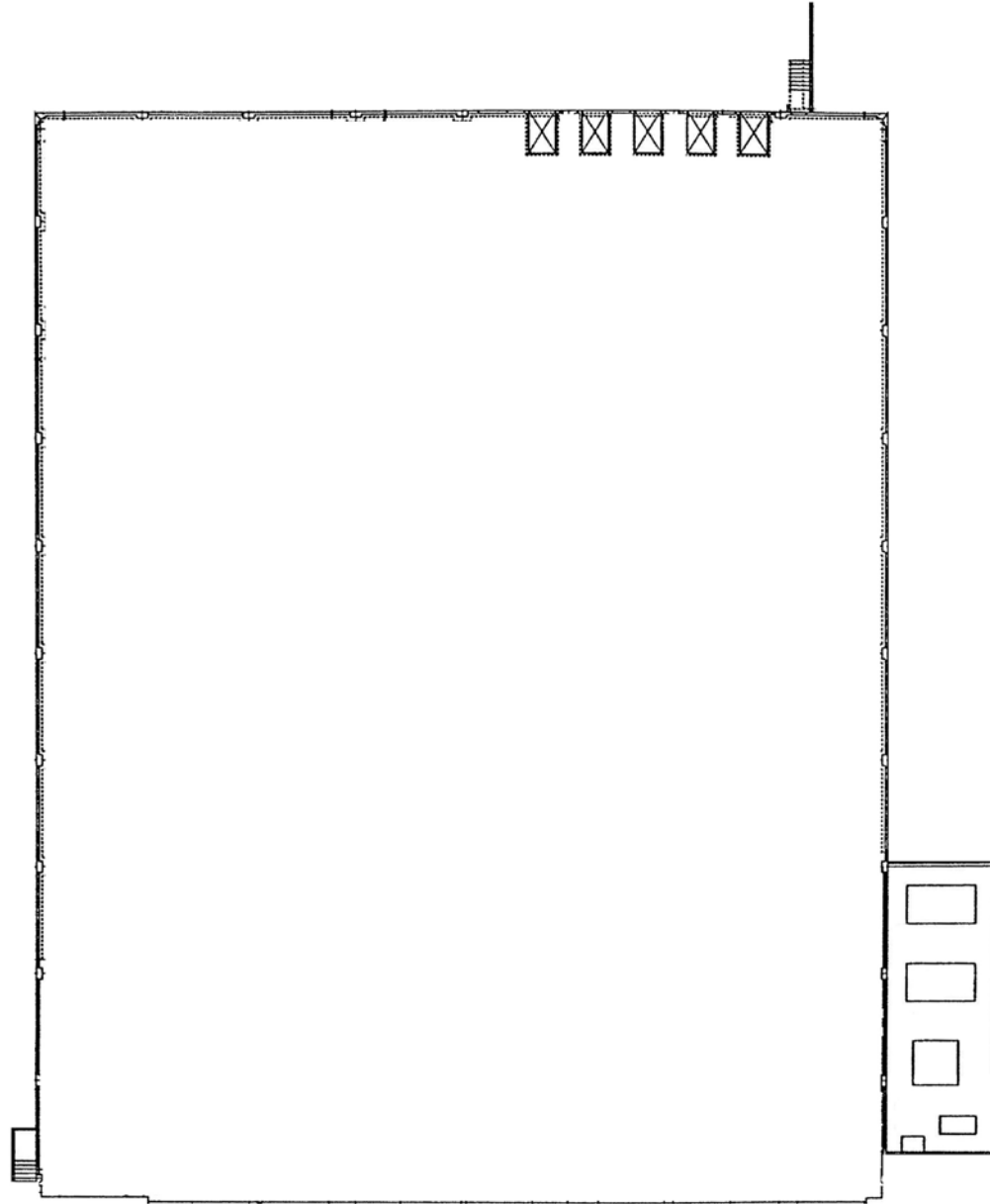


FIRST FLOOR



SECOND FLOOR

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WAREHOUSE

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AERIAL MAP

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AMENITIES MAP