

# 542 Flynn Road

Excellent Manufacturing / Warehouse Distribution

542 Flynn Road  
Camarillo, CA 93012

Sale Price: \$7,770,000 (\$208.70 per SF)

37,230 SF

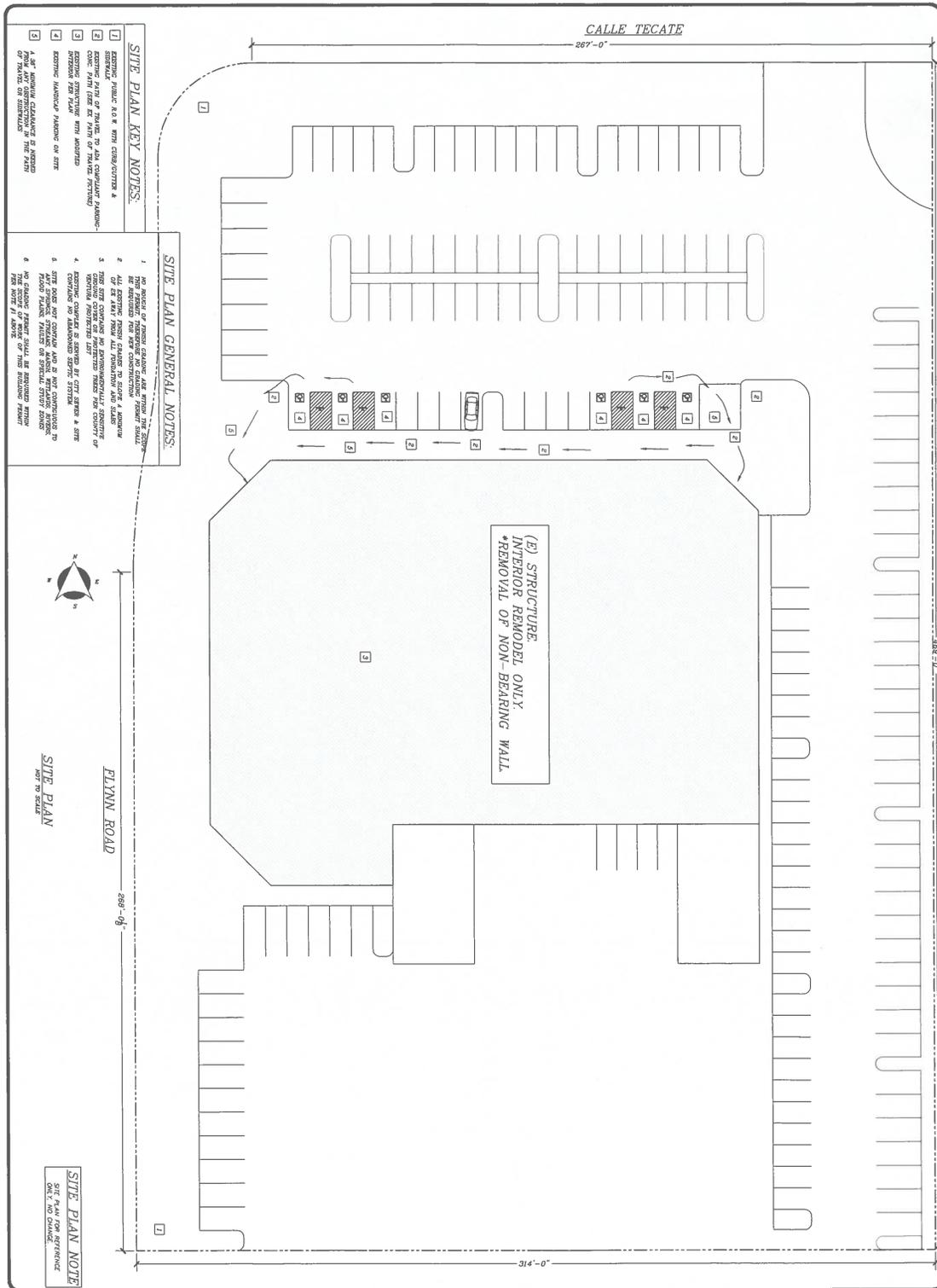


## Property Features

- + High visibility free standing corner location
- + Immediate access to 101 Freeway
- + Above standard parking - 149 parking spaces
- + Four dock-high loading positions
- + Fenced and paved rear yard
- + Located on 3.33 acres of M1 zoned land

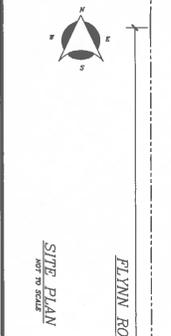
## Property Specifications

- + Power: 2000 amps, 277/480 volt, 3-phase 4-wire
- + Ground Level Doors: 1 (12' X 14')
- + Dock High Doors: 4 (14' X 20')
- + Clear Height: 25'
- + Office: 1,935 / 3
- + Parking: 149 Spaces



- SITE PLAN KEY NOTES:**
- EXISTING PUBLIC ROW WITH CURB/CUTS & SIDEWALKS TO REMAIN.
  - EXISTING PAVEMENT WITH REPAIRS TO MATCH ADJACENT AREAS.
  - EXISTING DRIVEWAY WITH REPAIRS TO MATCH ADJACENT AREAS.
  - EXISTING LANDSCAPE PLANTING TO REMAIN.
  - ALL NEW PLANTING TO BE INSTALLED AS SHOWN ON THE PLAN.
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- SITE PLAN GENERAL NOTES:**
- NO PORTION OF THESE BUILDINGS ARE WITHIN THE ZONING DISTRICT.
  - ALL EXISTING FOUNDATIONS TO REMAIN UNLESS OTHERWISE INDICATED.
  - THIS SITE CONTAINS NO ENVIRONMENTALLY SENSITIVE AREAS.
  - EXISTING CURB/PAVEMENT IS SHOWN BY SITE SURVEY & SITE PLAN.
  - ALL EXISTING FOUNDATIONS ARE SHOWN BY SITE SURVEY & SITE PLAN.
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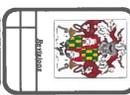
**SITE PLAN NOTE**  
 SEE PLAN FOR REFERENCE  
 DATE: 1/10/2014

**A2**

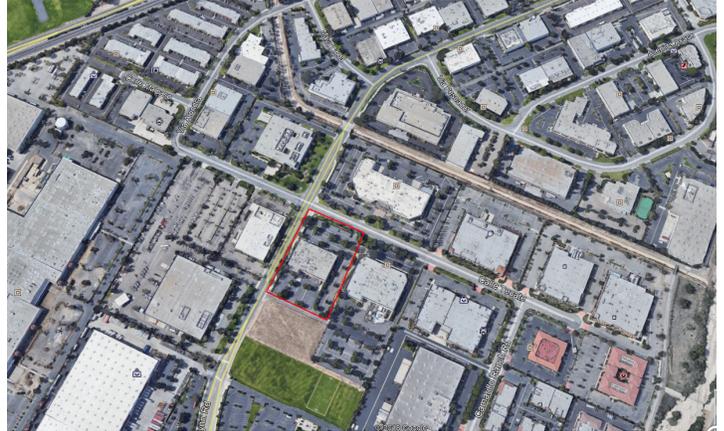
STATE OF CALIFORNIA  
 COUNTY OF SANTA BARBARA  
 SUPERVISOR

TENANT IMPROVEMENT  
 ALEX URIBE  
 542 FLYNN ROAD, CAMARILLO, CA.  
 714 380-1483 / APN. 165-0-080-035

*Vigil Design*  
 aconstruction@yahoo.com  
 P.O. BOX 1281 OXNARD, CA 93032 / Lic # 79224 (805) 479-4974







## Contact Us

### Jim Meaney

First Vice President

+1 805 288 4671

[jim.meaney@cbre.com](mailto:jim.meaney@cbre.com)

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