

Available SF 108,058 SF

Industrial For Lease

Building Size 242,101 SF



Property Name: Topaz Business Park
Address: 2280 Ward Ave, Simi Valley, CA 93065
Cross Streets: Ward Ave/E Easy St

Outstanding Clearance Height
 Concrete Truck Yard w/143' Turning Radius
 ESFR Sprinklers
 Gated and Fenced
 92,870 SF w/15,188 SF of Additional Office Available

Lease Rate/Mo: \$156,684
Lease Rate/SF: \$1.45
Lease Type: Modified Gross / Op. Ex: \$0.08
Available SF: 108,058 SF
Minimum SF: 108,058 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: GI(BP)

Sprinklered: ESFR
Clear Height: 24'
GL Doors/Dim: 1
DH Doors/Dim: 8
A: 800 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1995
Whse HVAC: Yes
Parking Spaces: 115 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 15,188 SF
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 3,771 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Moorpark/Simi Valley
APN#: 630014113

Listing Company: Lee & Associates
Agents: [Grant Fulkerson, SIOR 818-449-4401](#), [Joseph Jusko 818-223-4397](#), [Mike Tingus 818-223-4388](#)
Listing #: 41050244
Notes: CAM fees: \$0.08 PSF.

Listing Date: 09/10/2024

FTCF: CB250N000S000



