
53,756 SF Industrial Facility for Sale Extensive Renovations Underway

5155 GOLDMAN AVE.
MOORPARK, CA



NEWMARK

5155 GOLDMAN AVE. | MOORPARK, CA



53,756 SF industrial facility on 2.55 acres (111,078 SF)



Fenced and gated rear yard area



High image facility with tremendous curb appeal



Extensive renovations underway, including upgraded office area, paint, lighting, etc.



8,735 SF office space (includes 3,877 SF 2nd floor mezzanine)



22-foot minimum warehouse clearance



4 dock high doors, 1 ground level loading door



1600 Amps, 277/480 Volts



1.92:1,000 SF parking (103 spaces)



Less than 1 mile from 118-23 Freeway Interchange



25 minutes from San Fernando Valley



Moorpark and surrounding cities boast a highly educated workforce and diverse, skilled labor pool



Abundance of retail amenities in immediate area



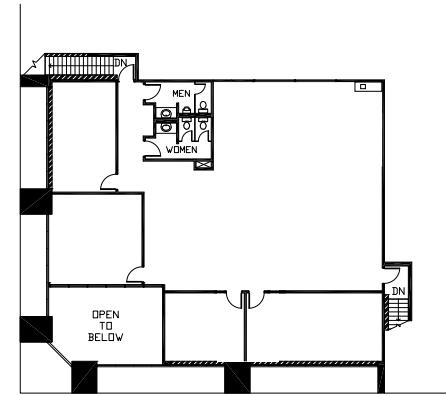
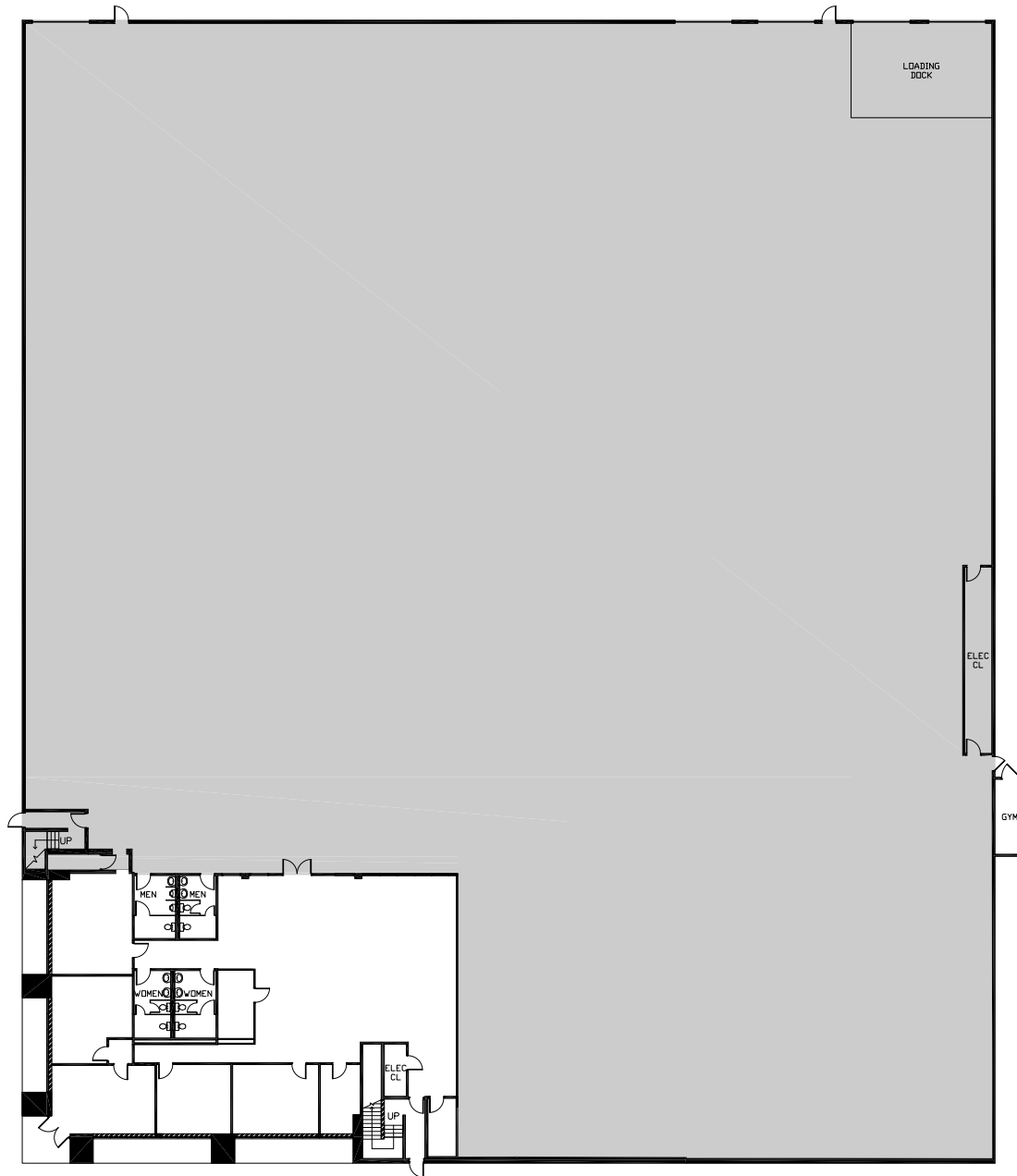
Built in 1986, renovated in 2015
Renovations currently underway



Property is vacant and ready for occupancy

\$12,850,000 (\$239.04 psf)

Immediate occupancy subject to termination of existing lease



MEZZANINE:
3,877 SF

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Local Amenities

5155 GOLDMAN AVE.

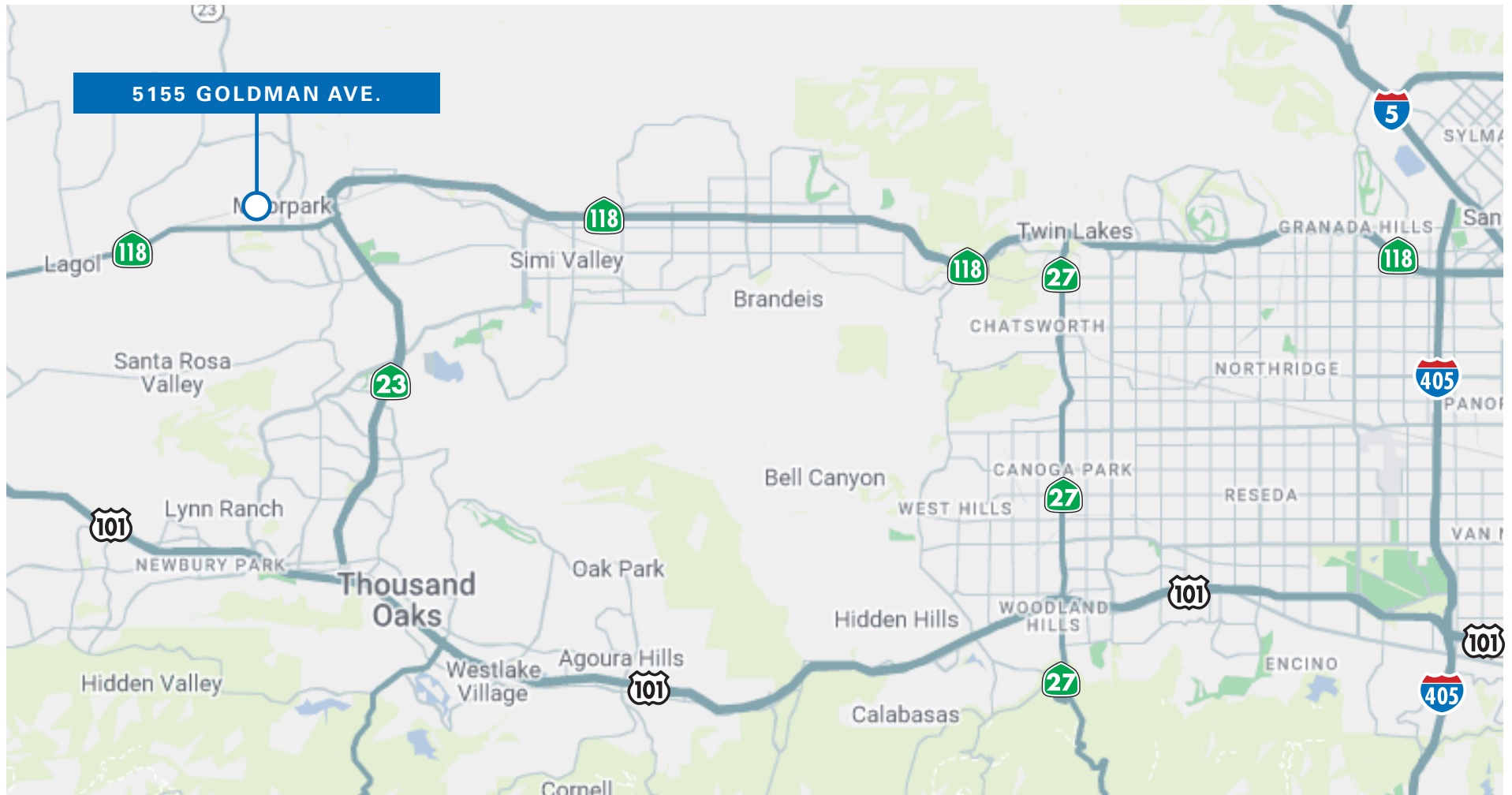
Arroyo Vista Park & Rec Center

- Picnic Pavilions
- Playgrounds
- Soccer Fields
- Softball Fields
- Tennis Courts
- Pickleball Courts
- Walking / Fitness Trail

Local Businesses and Amenities:

- Food & Beverage:** El Pollo Loco, Ralphs, TACO BELL, CVS pharmacy, TSC, TRACTOR SUPPLY CO, Don Cuco Mexican Restaurants, Carrara's, Pizza Man Dan's, EUODIA SALON & DAY SPA, Jax Pizza, STARBUCKS COFFEE, 7 ELEVEN, Jamba Juice, McDonald's, Little Caesars, SUBWAY, Popeyes, Wood Ranch BBQ & Grill, JERSEY MIKES SUBS, Country Harvest, TASTE OF PUNJAB, Walgreens, Lemm's GRILL, VONS, Bank of America, EA Fitness Moorpark, Target, GJ's Urban Cafe, Natural Cafe, Michaels, Smart & Final.
- Services:** CHASE, Groceries Outlet Bargain Market, T Mobile, KOHL'S, Denny's, IN-N-OUT BURGER, WING-STOP, COFFEE A LA MODE, Bank of America.

Regional Map



5155 Goldman Ave. Moorpark, CA

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