

**1340 - 1380 FLYNN RD.**  
**Camarillo, California**

**INDUSTRIAL/R&D**  
**FOR SALE OR LEASE**

**GRANT FULKERSON, SIOR**

PRINCIPAL  
818.304.4956  
GFULKERSON@LEE-RE.COM  
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**DREW STEWART**

ASSOCIATE  
805.390.4455  
DSTEWART@LEE-RE.COM  
DRE# 01859831

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY INFORMATION

ADDRESS	1340 - 1380 Flynn Rd., Camarillo, CA 93012
AVAILABLE SIZE	61,672 SF
MEZZANINE	17,572 SF
LAND	2.5 Acres
CLEAR HEIGHT	22 Feet
POWER	2,000amps 277-480v 3P4W
GL LOADING	Three (3) Doors
DH LOADING	One (1) Door
PARKING	150 Stalls (2.4/1,000)
LEASE RATE	\$0.88 PSF NNN
SALE PRICE	\$177.50 PSF (\$10,950,000)

**61,672**  
SQUARE FEET

**\$0.18 PSF**  
OPEX

**\$177.50 PSF**  
SALE PRICE

**\$0.88 PSF**  
LEASE RATE



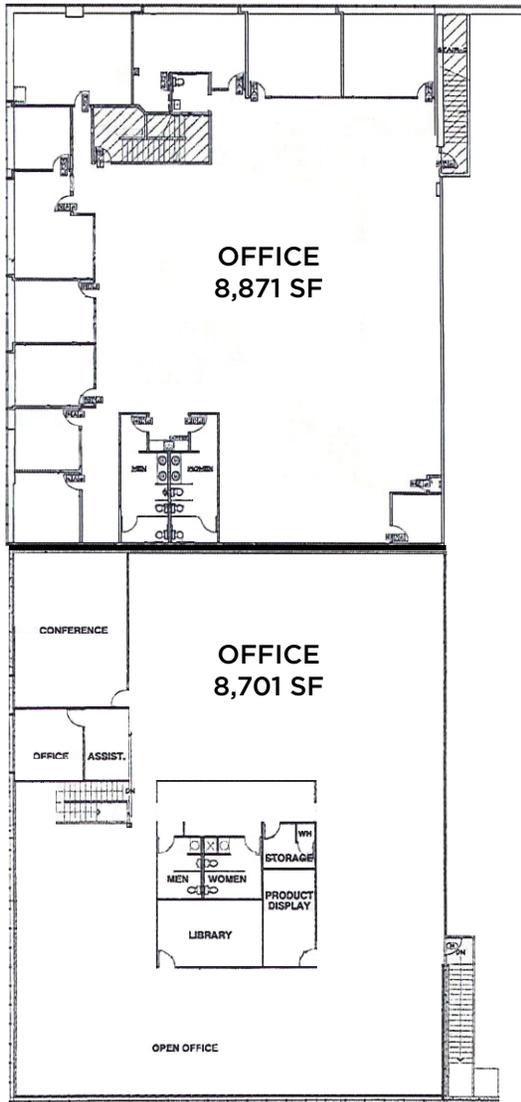
PROPERTY PHOTOS



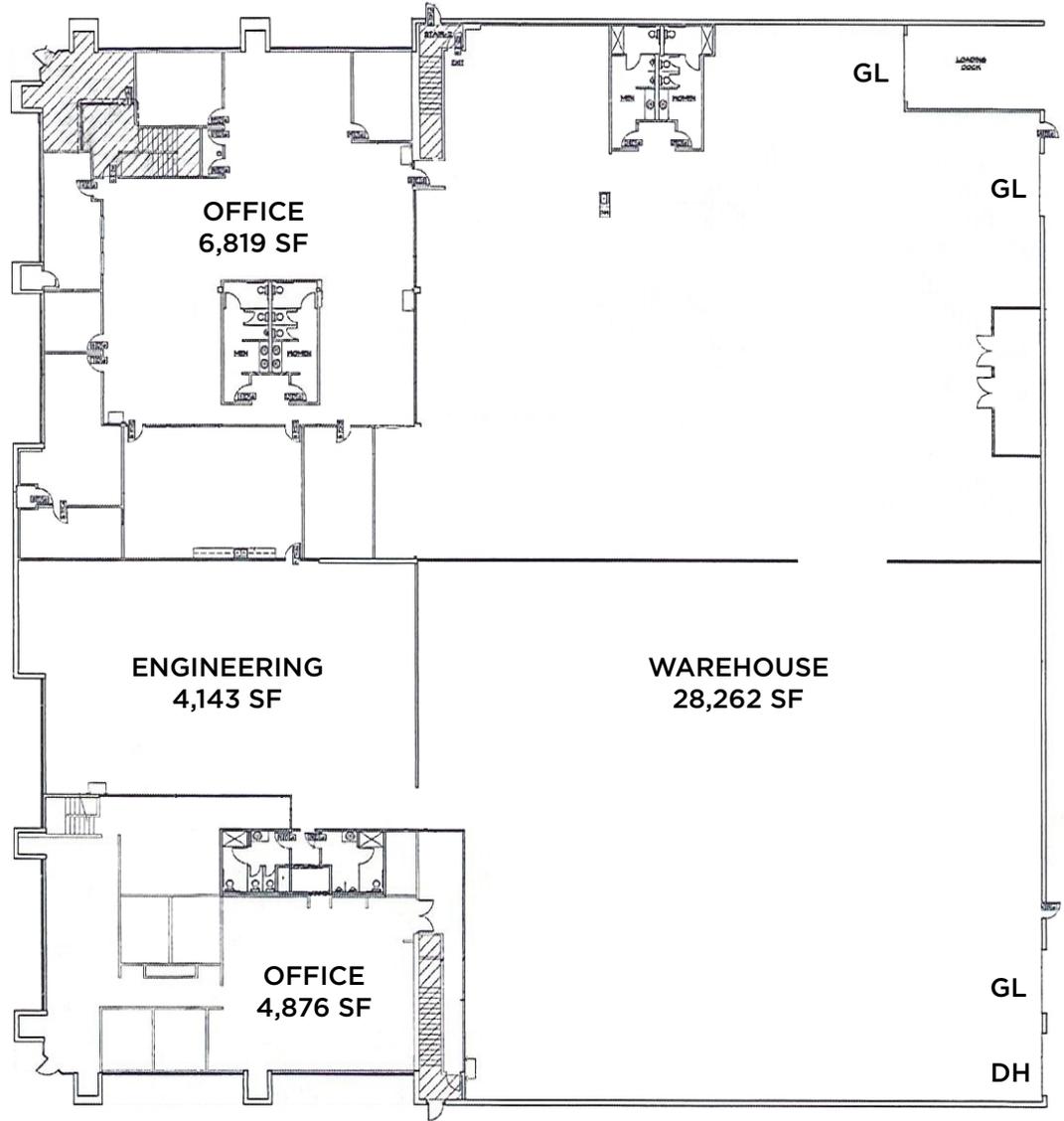
PROPERTY PHOTOS



FLOOR PLAN



MEZZANINE



GROUND FLOOR

FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.  
VERIFY SQUARE FOOTAGE





**HEAVY  
POWER**



**INFRASTRUCTURE FOR  
ENGINEER/R&D USES**



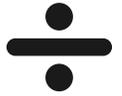
**FLEXIBLE  
ZONING**



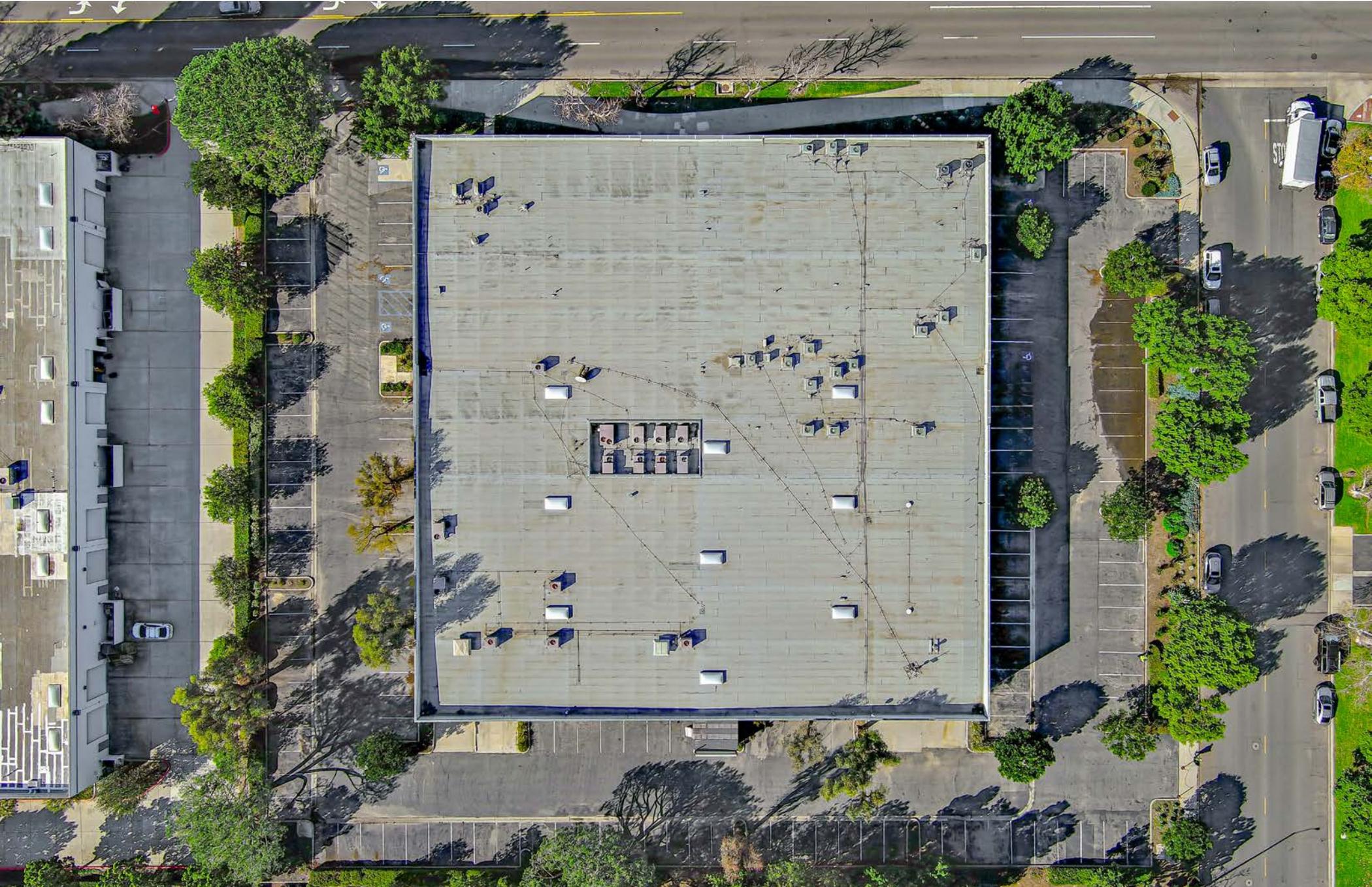
**RARE PURCHASE  
OPPORTUNITY**



**DOCK HIGH &  
GROUND LEVEL  
LOADING**



**DIVISIBLE**



LOCATOR MAP





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