

# 900 FLYNN ROAD CAMARILLO, CA

## INDUSTRIAL FOR LEASE OR SALE



AMERICON  
Technology Center  
900

### VIDEO TOUR

CLICK HERE 

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## PROPERTY SPECIFICATIONS

LEASE RATE	\$25,645.00 (\$1.15 PSF NNN)
SALE PRICE	\$6,132,500.00 (\$275.00/RSF)
BLDG SF	22,300 SF
LAND SF	47,045 SF
OFFICE SF	<ul style="list-style-type: none"><li>• 1st Floor: 4,742 SF</li><li>• 2nd Floor: 5,560 SF</li><li>• Total: 10,302 SF</li></ul>
ZONING	M-1
POWER	600 AMPS 277/480 V
LOADING	(1) GL 24' X14'
PARKING	56 spaces 2.5/1,000
YEAR BUILT	1986
OCCUPANCY	30 days

\*Tenant to verify all information

## PROPERTY HIGHLIGHTS

- High Image Industrial Building
- Flexible Office Design w/ Extensive Glass
- 22 FT Minimum Clear Height
- 600 AMPS 277/480 V Power Distribution
- Major Street Visibility
- Close Proximity to 101 Hwy



# 900 FLYNN RD

# CAMARILLO, CA 93012



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**OPEN OFFICE SPACE**



**WAREHOUSE  
MANUFACTURING**



**DEMISED  
OFFICE SPACE**

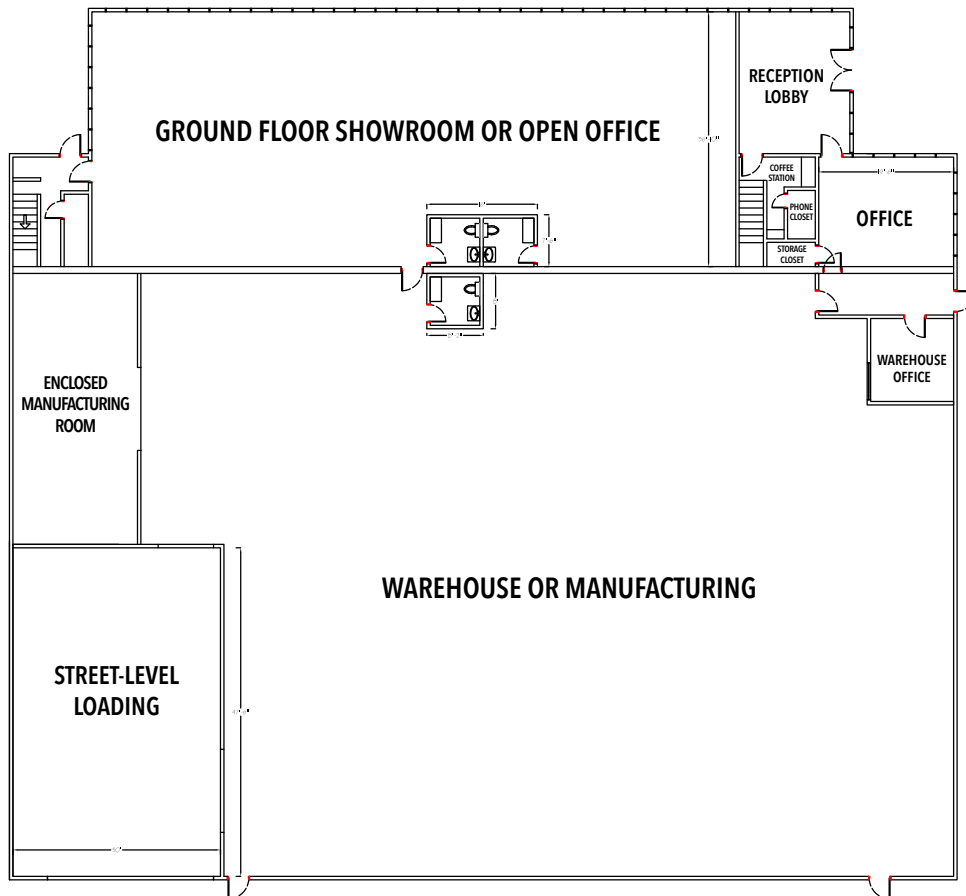


**CONFERENCE  
ROOM**

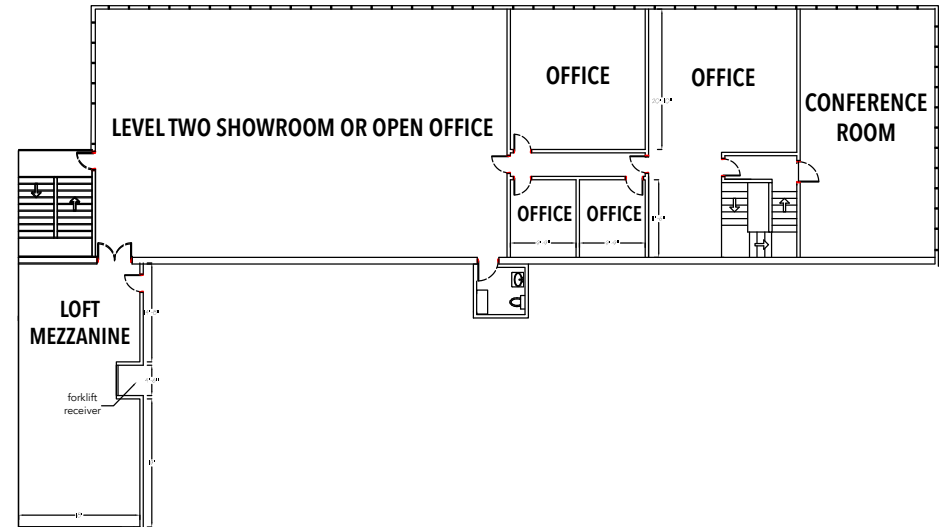
**PROPERTY PHOTOS**

# FLOOR PLANS

## 1ST FLOOR



## 2ND FLOOR



This 22,300 square foot "High Profile" building is perfect to function as a corporate headquarters, distribution center, manufacturing facility or as a retail store - warehouse combination. Zoned for light industrial, its tinted all glass appearance with frontage on a major thoroughfare offers an upscale, modern appearance. The property boasts over ten thousand square feet of office space. Forty percent of this space is already demised to house executives, segregated departments and conference rooms, while the rest offers an abundance of versatile open offices, ideal for call centers, showrooms, laboratories, workshops, clean rooms and/or light manufacturing. The remainder of the building is over twelve thousand square feet of warehouse/factory space with open mezzanine storage strategically placed around the perimeter. The fifty-six parking spaces are more than adequate to accommodate most office/flex uses.

# AMENITIES AERIAL



**VONS** **CVS/pharmacy** **Smart&Final** **Sushi Fresh** **Auto Zone** **Auto Parts**

**Do it Best** **Firestone** **CHASE** **CITIZENS BUSINESS BANK** **metro** **jiffy lube** **DOLLAR TREE**

**OM Thai Cuisine** **Mechanics Bank** **Chevron** **Fujiya** **Toppers** **Morgan Stanley** **citibank** **Wendy's** **DUNKIN' DONUTS**

**Bank of America** **US bank** **ARCO** **SUBWAY** **FedEx** **Little Caesars**

**BURGER KING** **STARBUCKS COFFEE** **CVS pharmacy** **Medicine Shoppe** **BP** **United States Postal Service** **9** **gandull**

**Dignity Health.**  
St. John's Hospital Camarillo

**Domino's** **STARBUCKS COFFEE**  
**SUBWAY**

**VONS** **ANYTIME FITNESS** **CVS pharmacy**  
**CHASE** **SUBWAY** **STARBUCKS COFFEE**  
**PATRÓN**  
Mexican Bar & Grill

**CVS pharmacy** **Jersey Mike's** **SUBS**  
**BANK OF AMERICA**

**TACO BELL** **Shell** **9**  
**AMERICA'S TIRE**

**900 Flynn Rd  
Camarillo, CA**

**Camarillo**  
E Ponderosa Dr

**US 101**

**Residence INN**  
BY HARRIOTT  
**SUBWAY** **76**

**STARBUCKS COFFEE** **ROXY STADIUM 11 THEATER** **McDonald's** **Jack** **SONESTA select**

**Bistro 13** **Baja Fresh** **SUPER CUTS** **Mama's Mmmus** **The Curry Leaf** **THAI PERU RESTAURANT**

**Urbane Cafe** **pretlo pasta** **IHOP** **First Citizens Bank**

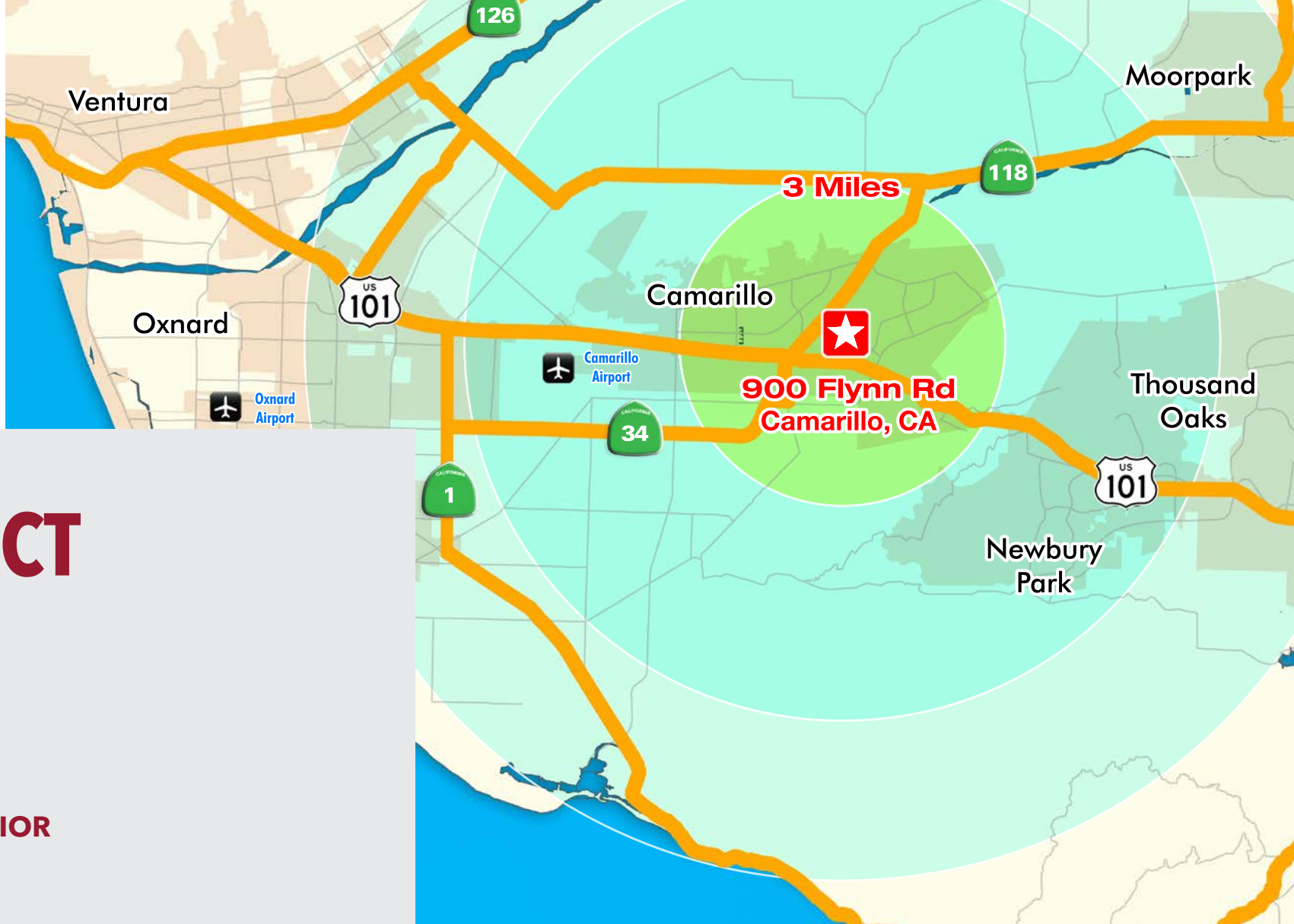
**Jack** **Blvd BGR** **twenty 88**

**O'Reilly** **WaBa Grill** **NONA'S ITALIAN DELI**

**SNAPPER JACKS** **UNIFY** **UPS** **WELLS FARGO** **SLATE** **Make it Healthy**

**Camarillo Springs Golf Course**

Camarillo Springs Rd



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