

1340 - 1380 FLYNN RD.
Camarillo, California

INDUSTRIAL/R&D
FOR SALE OR LEASE

GRANT FULKERSON, SIOR

PRINCIPAL

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DRE# 01991011

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)



CONCEPTUAL CONVERSION

(by removing mezzanine in 1340 Flynn)

BUILDING SIZE	52,801 SF
WAREHOUSE	37,111 SF
GROUND FLOOR OFFICE/R&D	6,819 SF
MEZZANINE	8,871 SF
PURCHASE PRICE TOTAL	\$10,950,000
PURCHASE PRICE PSF	\$207.38



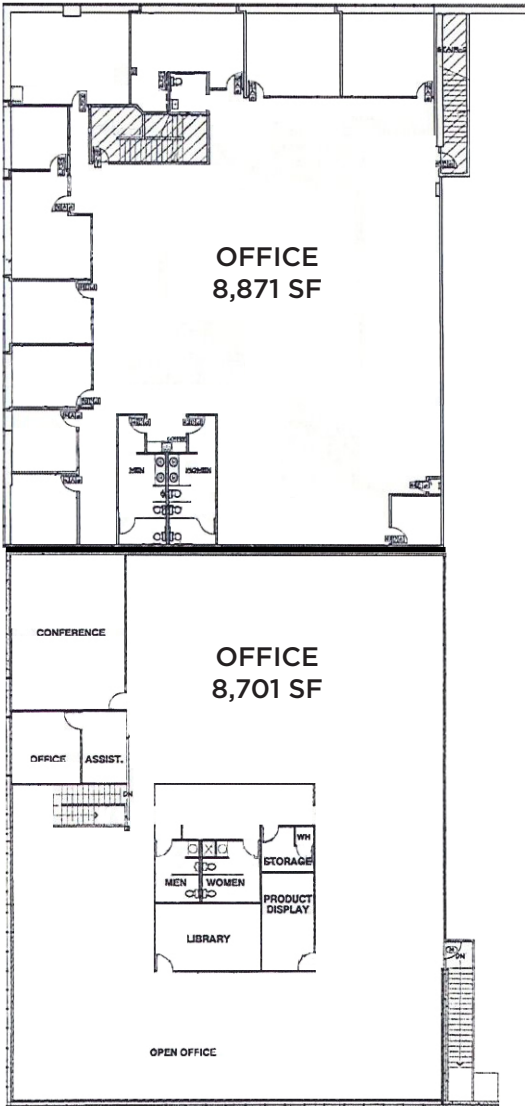
PROPERTY PHOTOS



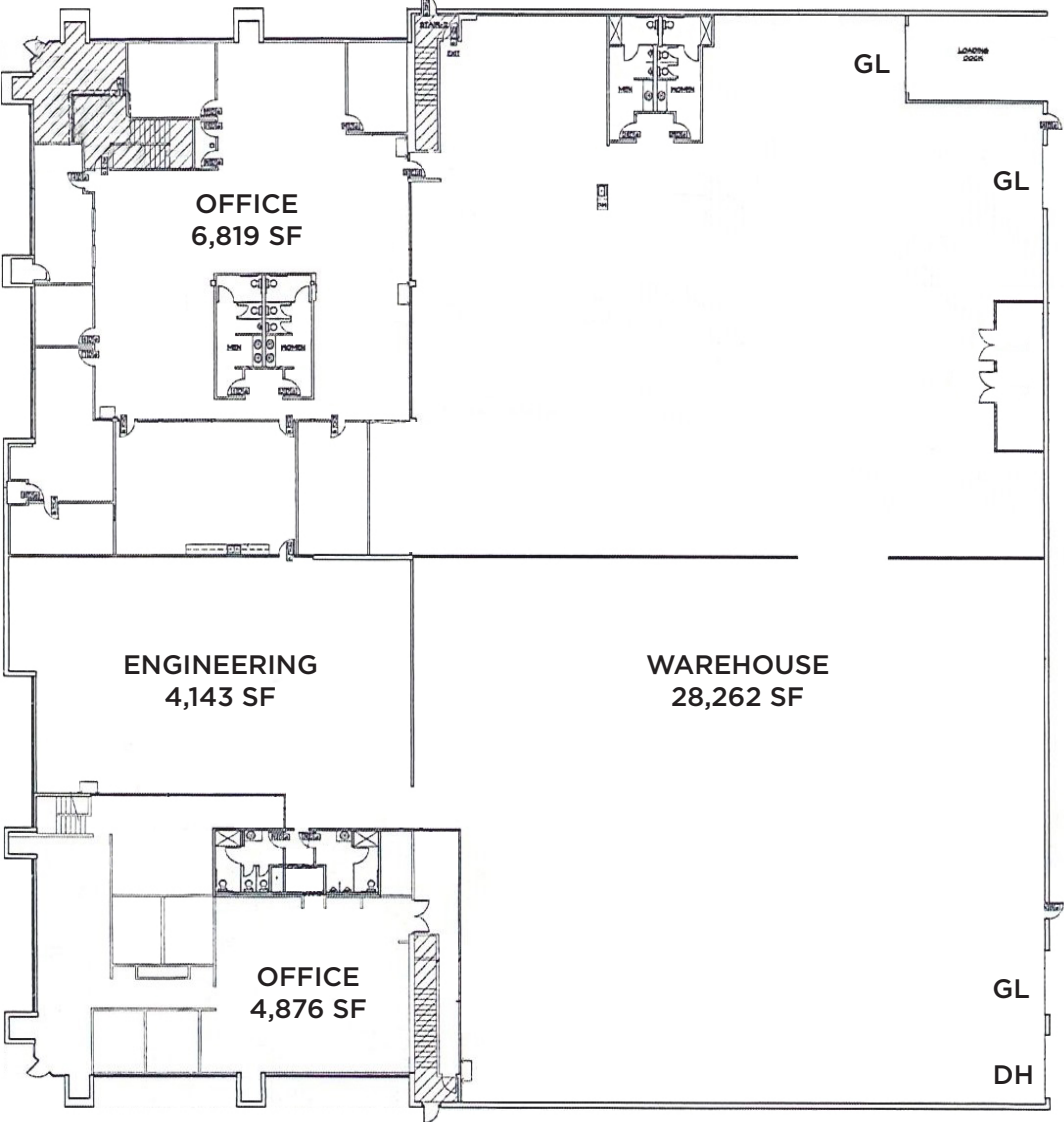
PROPERTY PHOTOS



FLOOR PLAN



MEZZANINE

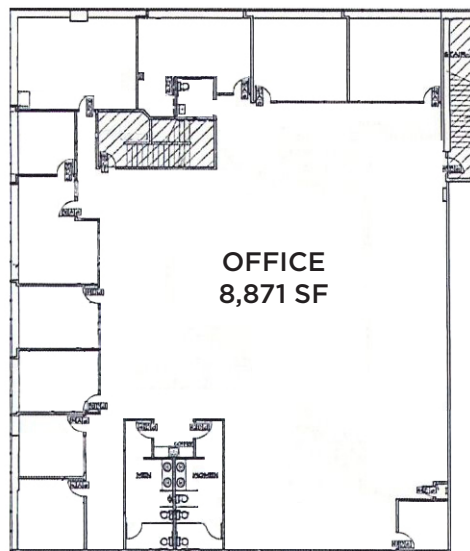


GROUND FLOOR

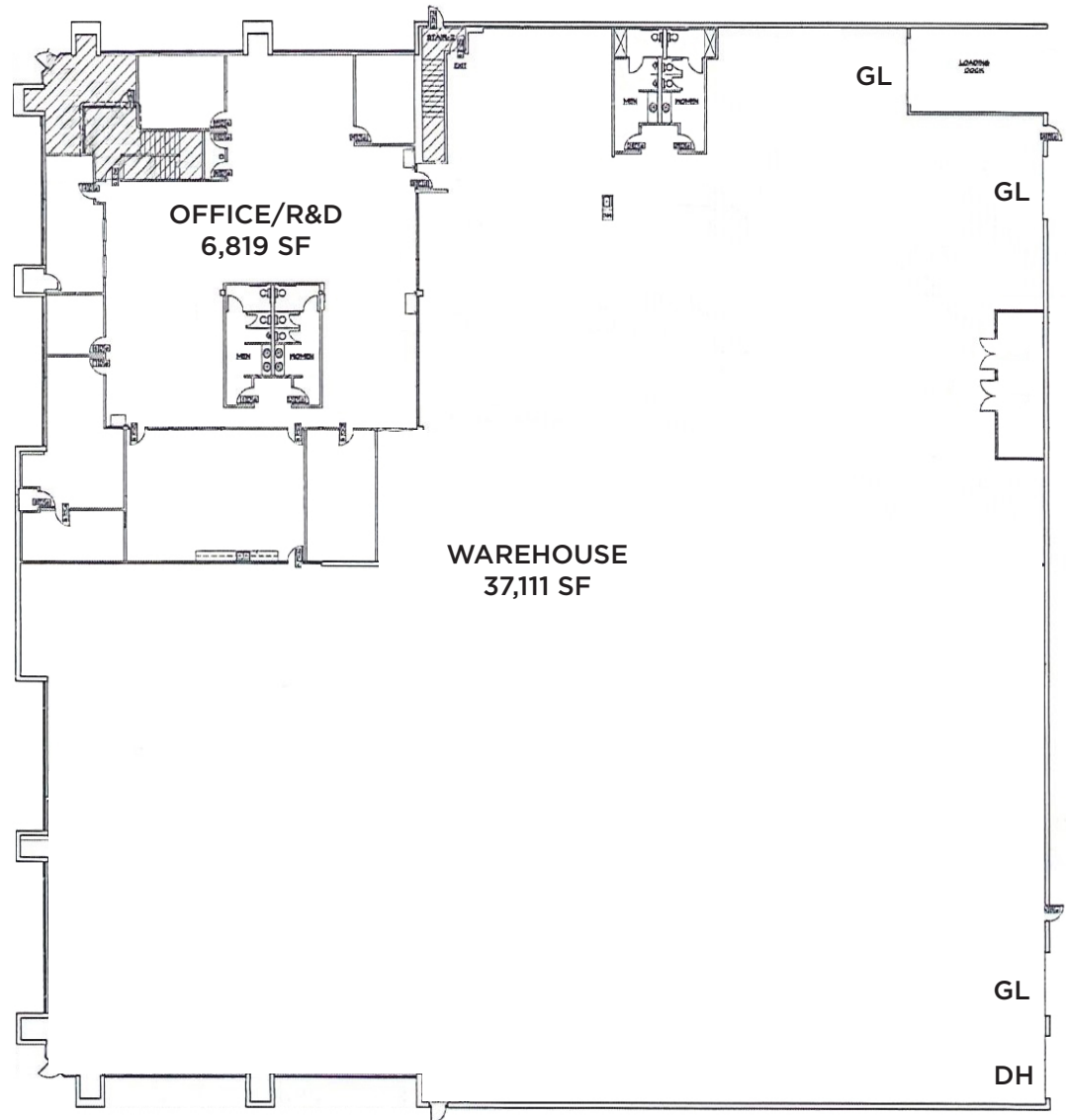
FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.
VERIFY SQUARE FOOTAGE



CONCEPTUAL FLOOR PLAN



← MEZZANINE
GROUND FLOOR →



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FLOOR PLANS ARE CONCEPTUAL AND NOT TO SCALE





**HEAVY
POWER**



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



**FLEXIBLE
ZONING**



**RARE PURCHASE
OPPORTUNITY**



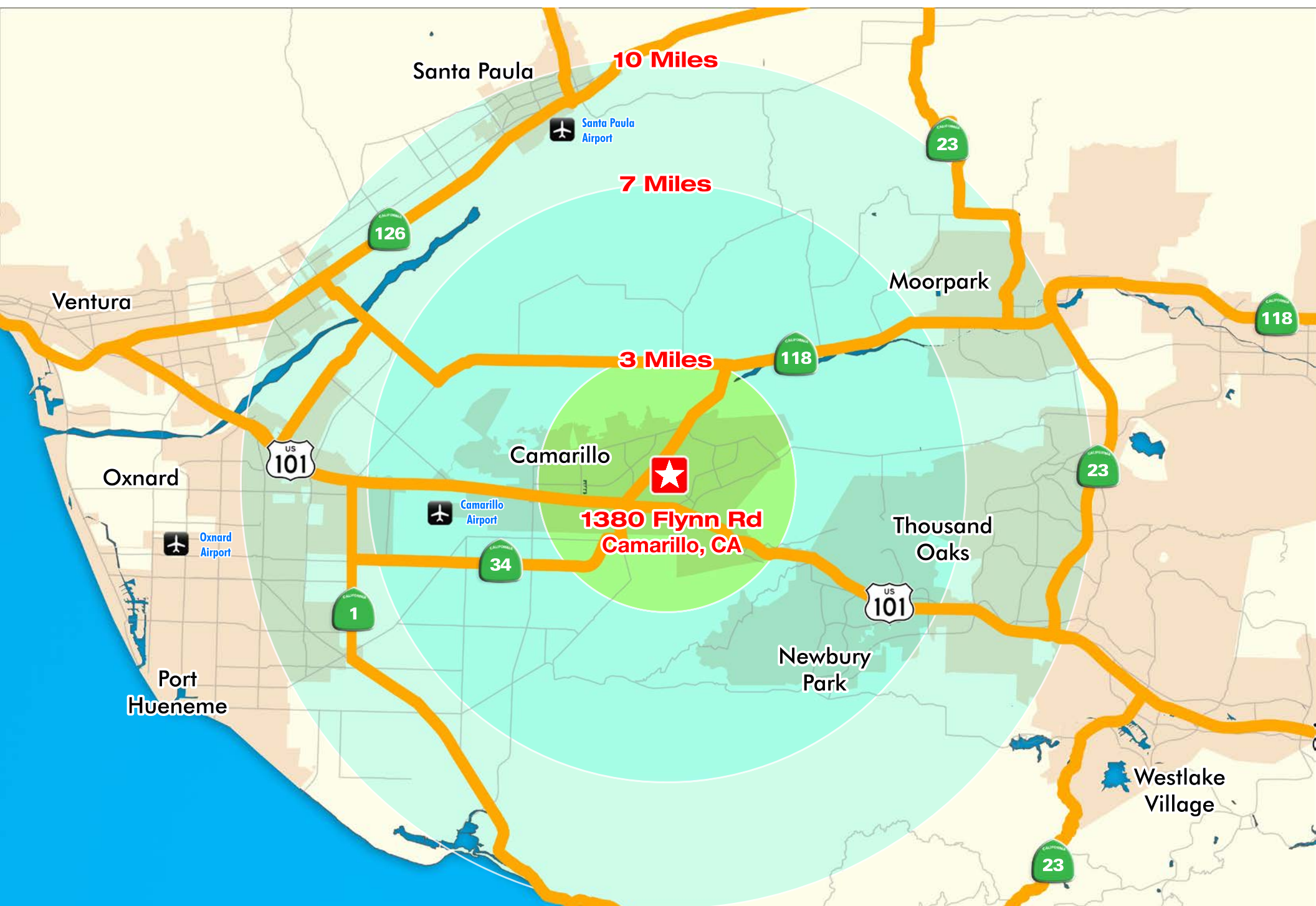
**DOCK HIGH &
GROUND LEVEL
LOADING**



DIVISIBLE



LOCATOR MAP





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