

FOR SALE INDUSTRIAL & OFFICE CONDOMINIUMS

TOLD Center Camarillo • 3222 Corte Malpaso • Camarillo, CA 93012



PROPERTY HIGHLIGHTS:

- TOLD Center Camarillo
- Small Industrial & Office Suites For Sale
- Beautifully-maintained, Mixed-use Business Park
- Fully-refurbished Under City of Camarillo Permits
- Current ADA and CA Title 24 Standards Including New LED Lighting
- New HVAC & Ducting
- Fully Funded Reserves
- Freeway Convenient



KENT PIERCE

PRESIDENT

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OVERVIEW OF AVAILABLE UNITS

| UNIT(S) | SIZE | TYPE | PRICE |
|------------------------|--------------------|-----------------------|----------------------------------|
| 203 | 1,558sf | INDUSTRIAL | \$675,000 SOLD |
| 204 | 1,446sf | INDUSTRIAL | \$637,500 |
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| 204/205 | 1,558sf | INDUSTRIAL | \$1,253,000 |
| 203/204/205 | 4,450sf | INDUSTRIAL | \$1,928,000 |
| 208 | 1,974sf | INDUSTRIAL | \$789,000 |



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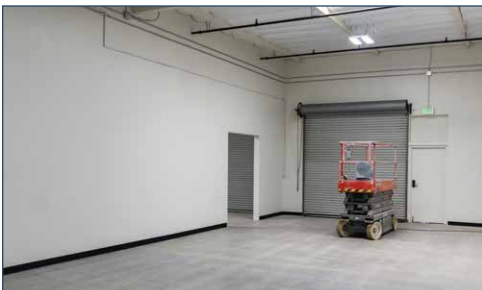
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UNITS 204 & 205 FEATURES & HIGHLIGHTS:



WAREHOUSE

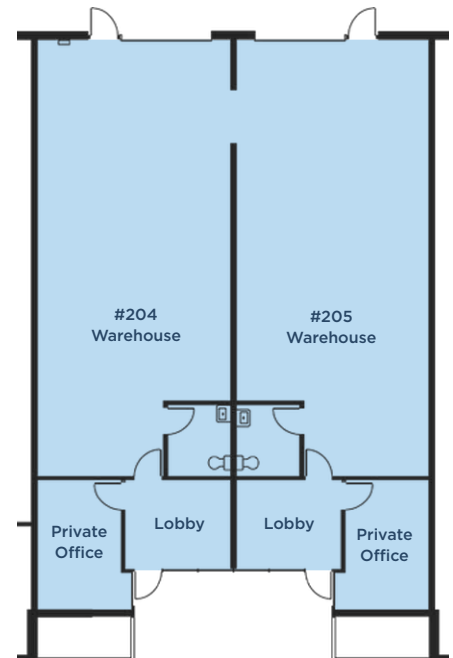
- Full Height Wall Separation from Office Area
- Concrete Flooring Sanded and Sealed
- Freshly Painted
- R-30 Ceiling Insulation
- LED Warehouse Lighting with Motion Sensor
- Skylight
- 200 AMP, 120/208 Volt, 3 Phase, 4 Wire Power (200 amps per unit)
- Conduit Installed for Easy Installation of Telecommunications Wiring
- 10' X 10' Rear Roll-Up Loading Door

PRIVATE RESTROOM

- Enlarged to Meet Current ADA Requirements
- Luxury Vinyl Tile Flooring
- All New Plumbing Fixtures, FRP and Stainless Steel Accessories
- Access Panel for Water Shut-off

OFFICES

- Luxury Vinyl Tile in Reception, High-grade Carpet in Private Office
- New Ceiling Grid and Acoustic Ceiling Tiles
- New Carrier Split-system HVAC Heat Pump (19.4 SEER) with Insulated Ducting to Meet 2024 California Title 24 Requirements)
- Flat-panel LED Lighting Adjustable for Brightness and Color Temperature



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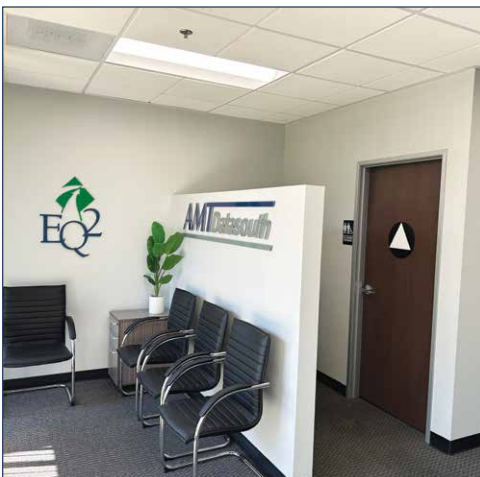
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UNIT 208 FEATURES & HIGHLIGHTS:



TURN-KEY OFFICE SUITE

- Includes:
 - Reception
 - Conference Room
 - In-Suite Restroom
 - Four Private Offices
 - Bullpen Areas
 - Coffee Bar/Kitchenette
 - Server Room
- Extensive Window Line with Floor to Ceiling Glass
- Exclusive Building Signage Rights
- Fully-Funded OA Reserves
- End Unit on Quiet Cul de Sac
- Lush Landscaping
- Beautifully Maintained Business Park
- FIOS Fiber



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