

# 5397 COMMERCE AVENUE

Moorpark, California

## INDUSTRIAL AVAILABLE

For more information please contact:

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Lee & Associates®  
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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## 31,685 SQUARE FOOT FREE STANDING INDUSTRIAL BUILDING AVAILABLE

### PROJECT HIGHLIGHTS

- PROPERTY LOCATED ON A CORNER LOT
- FANTASTIC TRUCK CIRCULATION
- FENCED & SECURED YARD
- HEAVY POWER
- M2 ZONING
- EXTREMELY LOW NNN FEES
- OVERSIZED LOADING DOOR (14' x 20')

### PROJECT SPECIFICATIONS

- BUILDING SIZE ..... 31,685 SF
- OFFICE SF..... 8,032 SF
- WAREHOUSE SF ..... 23,653 SF
- ZONING..... M2
- LOADING ..... 2 GL (18' x 12'/10' x 12')
- CLEAR HEIGHT ..... 16' Minimum
- POWER ..... 1200A 120-208V
- PARKING ..... 70 Stalls
- LEASE RATE ..... \$0.72 PSF NNN



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## MAPS



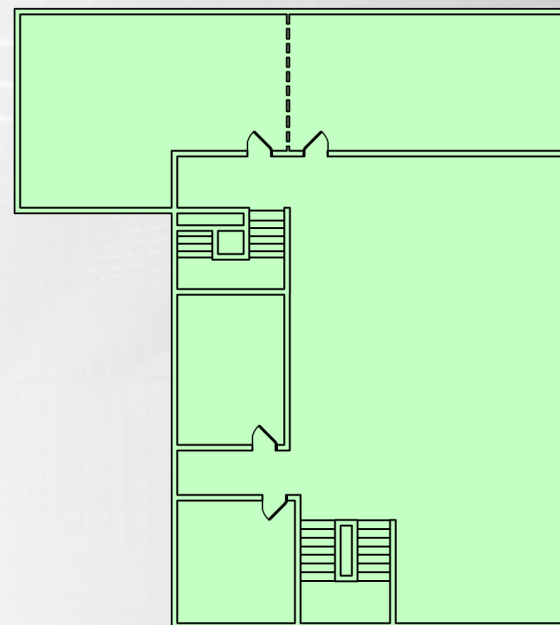
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## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



BUILDING SIZE:	31,685 SF
1st FLOOR OFFICE:	4,451 SF
2nd FLOOR OFFICE:	3,581 SF
WAREHOUSE:	23,653 SF



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## AMENITIES AERIAL



CORPORATE NEIGHBORS INCLUDE:

