

4646

E LOS ANGELES AVENUE
Simi Valley, CA 93063

FOR SALE & LEASE: 28,129 SF
FREE-STANDING BUILDING



CLICK
TO VIEW
VIRTUAL
TOUR

CBRE

www.cbre.us/lanorth



High Image,
Fully Functional
Distribution
Building



3 Dock High
Loading Doors
- All with Load
Levelers



20' Clearance;
2.5/Parking Ratio;
AT&T Fiber



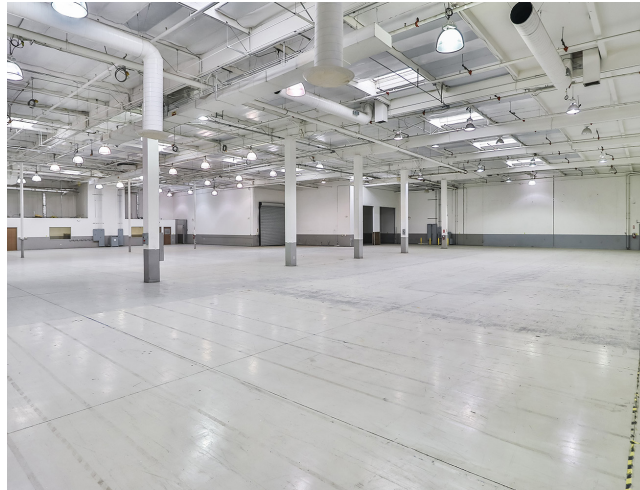
Air Conditioned
Warehouse; 1200
Amp/480 Volt
Power



Major Street
Visibility; East
Simi Location -
Minutes from SFV

PROPERTY INFORMATION

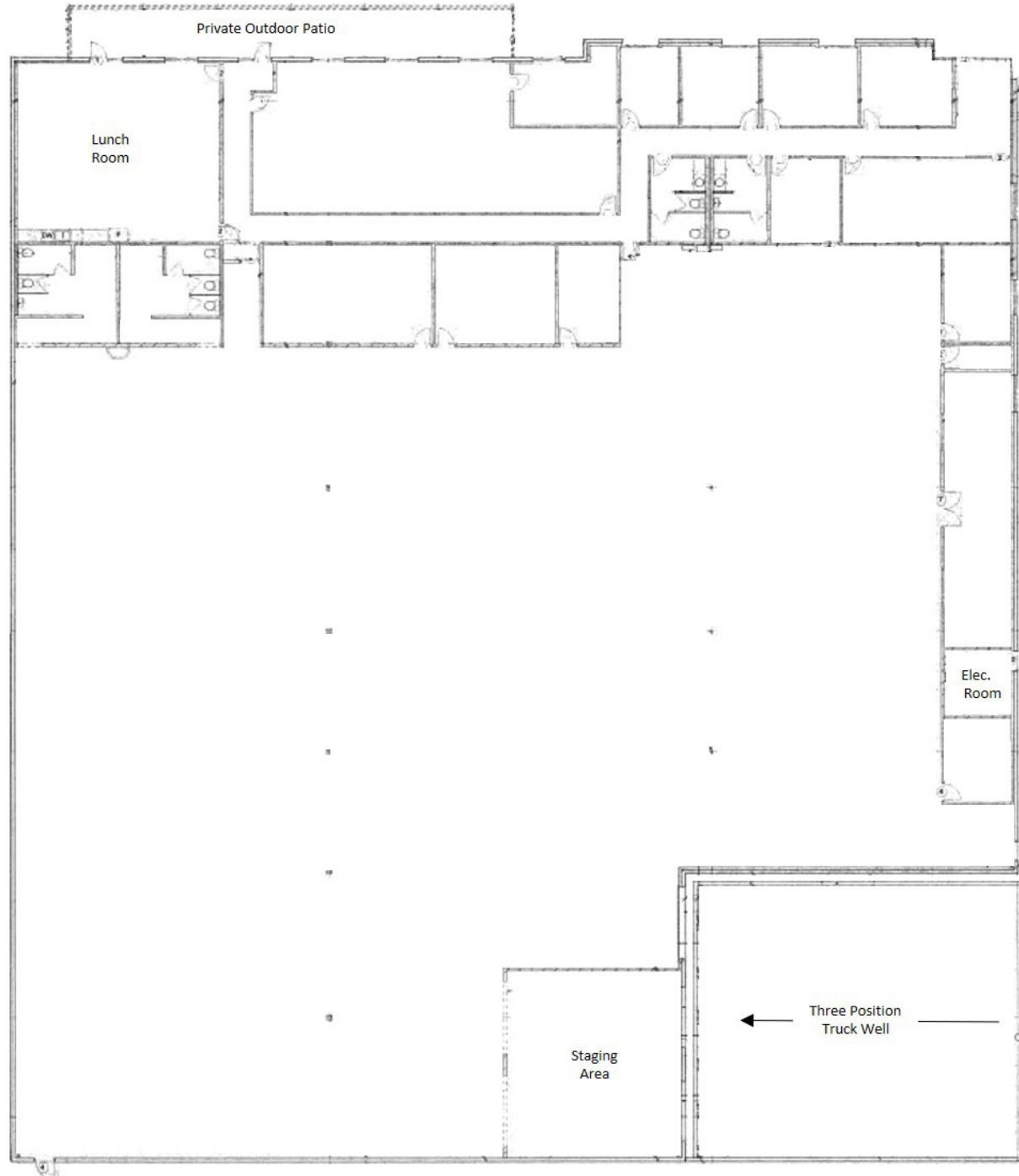
AVAILABLE SF:	28,129
SALE PRICE:	\$6,150,000
SALE PRICE/SF:	\$218.64
MONTHLY RENT:	\$22,784
LEASE RATE/SF:	\$0.81 NNN
LOT SIZE:	1.69 AC / 73,750 SF
OFFICE SF/#:	8,000 / 14
DOCK HIGH DOORS/DIM:	3 / 2 (10' x 10') & 1 (12' x 14')
SPRINKLERED:	Yes (.33 GPM/3114 SF)
MIN. CLEAR HEIGHT:	20'
POWER:	A:1200, V:277/480, P: 3, W: 4
PARKING SPACES/RATIO:	71 / 2.5:1
YARD:	Yes - Paved
RESTROOMS:	4
ZONING:	LI
APN#:	644-0-112-580
POSSESSION:	Close of Escrow
TO SHOW:	Call Agent



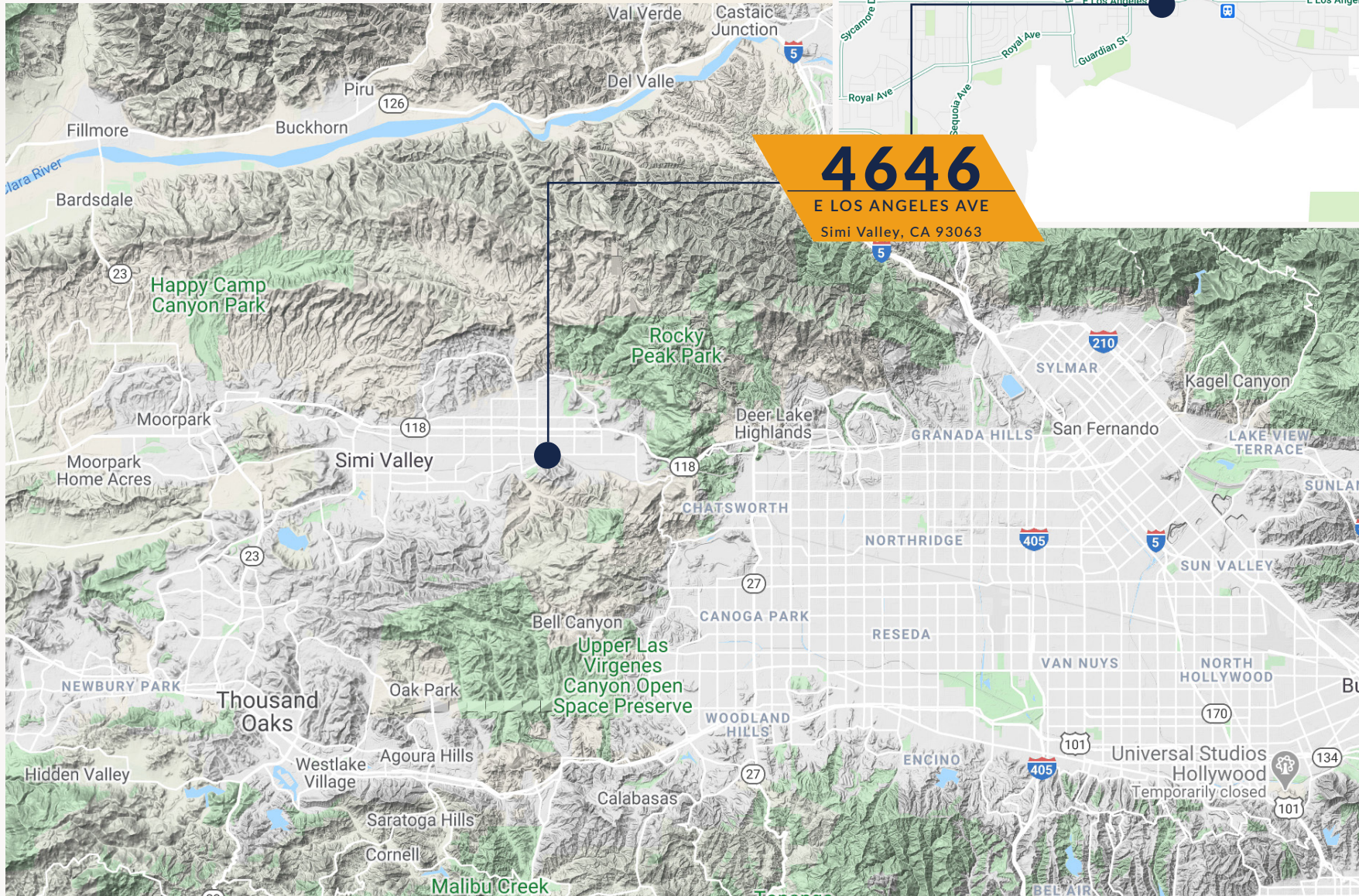
Notes: Buyer to independently verify all information contained herein.



LAYOUT



LOCATION MAPS



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