

# INDUSTRIAL FOR LEASE

409-412 Calle San Pablo, Camarillo CA



## INDUSTRIAL UNIT AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

- 5,400 SF & 6,170 SF Available
- Up to 11,570 SF contiguous space
- Close proximity to 101 Freeway
- (1) 12' x 14' ground level door per unit
- Located near downtown Camarillo
- 18' clear height
- 200 Amps 120/208 volts per unit
- Zoned M1
- **Lease Rate:** Refer to chart on reverse side

For More Information  
Please Contact:

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Lee & Associates - LA North/Ventura, Inc.  
Corporate ID #01191898  
A Member of the Lee & Associates  
Group of Companies  
1000 Town Center Drive, #310  
Oxnard, CA 93036



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.



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## PROPERTY SPECIFICATIONS

<b>Available SF:</b>	5,400 - 11,517 <i>contiguous</i>	<b>Power:</b>	200A 120-208V <i>per unit</i>
<b>Total Bldg SF:</b>	78,223	<b>Loading:</b>	(1) GL 12' x 14' <i>per unit</i>
<b>Land SF:</b>	POL	<b>Min Clear Ht:</b>	18 Feet
<b>Office SF:</b>	Varies per unit 600-1,000 SF	<b>Parking:</b>	2/1,000
<b>Zoning:</b>	M1		
<b>Year Built:</b>	1986		

## LEASE INFORMATION

UNIT	SIZE	PRICE/SF	PRICE/MO
201	6,170 SF	\$0.72 Industrial Gross*	\$4,442.40
202	5,400 SF	\$0.75 Industrial Gross*	\$4,050.00

\*Plus monthly trash

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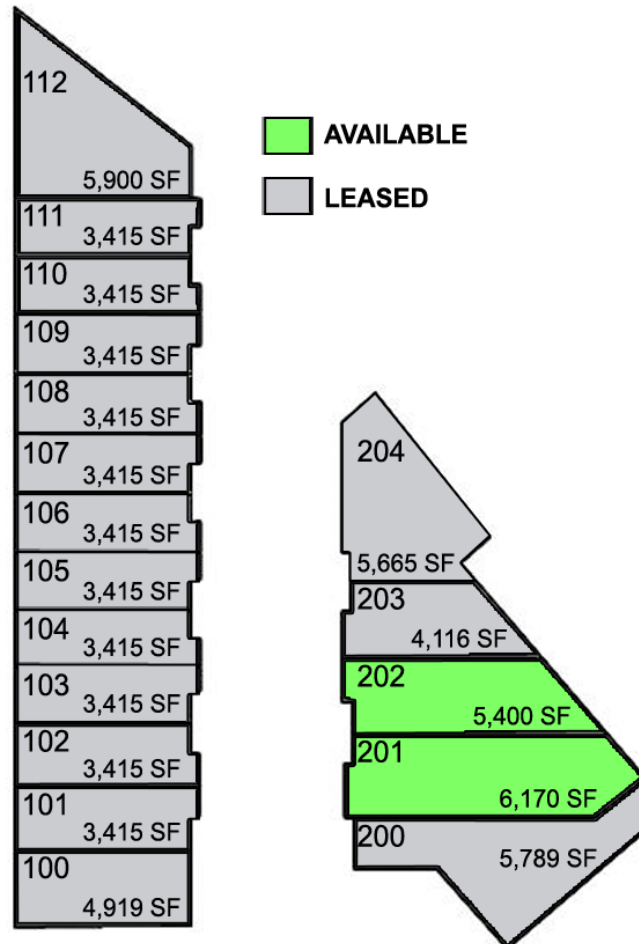
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## SITE PLAN



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