

# INDUSTRIAL

4081 Calle Tesoro • Unit E • Camarillo, CA



## 2,480 SF Industrial Space Available for Lease

### PROPERTY HIGHLIGHTS

- High Image Building
- Small Unit With Rear Loading
- 18' Clear Height
- Concrete Driveways/Parking

### LEASE INFORMATION

Lease Rate	Months 1-3	Months 4-6	Months 7-12**
Per Month	\$1,612	\$1,736	\$1,860
Per SF	\$0.65 IG*	\$0.70 IG	\$0.75 IG

\* Industrial Gross - No CAM Fees

\*\* Annual COLA Thereafter

For More Information  
Please Contact:

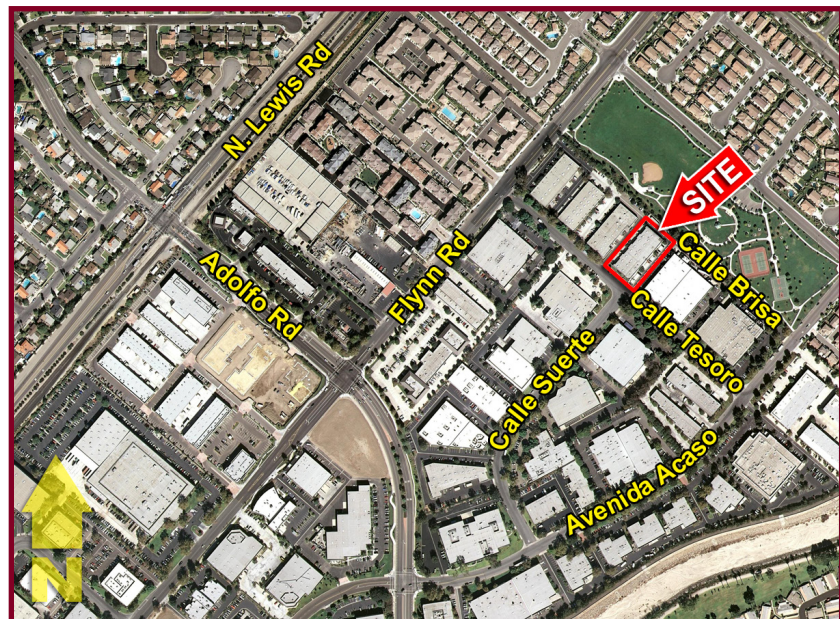
**JOHN OCHOA, SIOR**  
License ID # 00986604  
805.626.1208  
jochoa@lee-re.com

**GRANT HARRIS**  
License ID # 01029619  
805.626.1212  
gharris@lee-re.com

[www.lee-associates.com](http://www.lee-associates.com)

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

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## PROPERTY SPECIFICATIONS

<b>Available SF</b>	2,480 SF	
<b>Total Bldg SF</b>	20,048 SF	
<b>Land SF</b>	44,431 SF	
<b>Office SF</b>	725 SF	<i>(Lessee to verify)</i>
<b>Zoning</b>	M1	
<b>Year Built</b>	1998	
<b>Power</b>	200A 120-208V	<i>(Lessee to verify)</i>
<b>Loading</b>	(1) GL 12' x 14'	
<b>Min Clear Ht</b>	18 Feet	
<b>Parking</b>	4 Spaces	

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## LEASE INFORMATION

	<b>Months 1-3</b>	<b>Months 4-6</b>	<b>Months 7-12**</b>
<b>Square Feet</b>	2,480 SF	2,480 SF	2,480 SF
<b>Lease Rate/Mo</b>	\$1,612	\$1,736	\$1,860
<b>Lease Rate PSF</b>	\$0.65 IG*	\$0.70 IG	\$0.75 IG

\* *Industrial Gross, No Cam Fees*

\*\* *Annual COLA Thereafter*

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