

INDUSTRIAL

4081 Calle Tesoro • Unit F • Camarillo, CA



2,582 SF Industrial Space Available for Lease

For More Information
Please Contact:

JOHN OCHOA, SIOR
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GRANT HARRIS
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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, #125
Oxnard, CA 93036

 **Lee & Associates**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

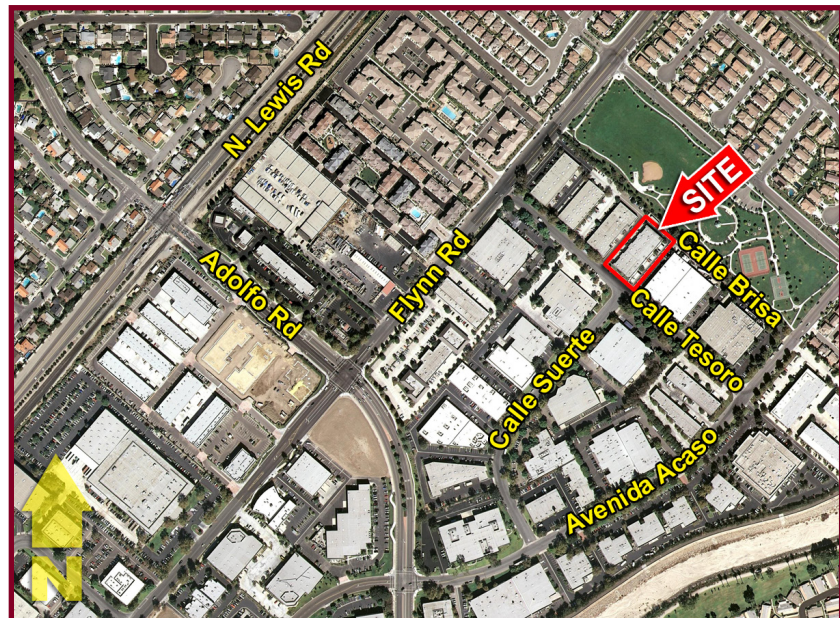
- High Image Building
- Small Unit With Rear Loading
- 18' Clear Height
- Concrete Driveways/Parking

LEASE INFORMATION

Lease Rate	Months 1-3	Months 4-6	Months 7-12**
Per Month	\$1,678	\$1,807	\$1,936.50
Per SF	\$0.65 IG*	\$0.70 IG	\$0.75 IG

* Industrial Gross - No CAM Fees

** Annual COLA Thereafter



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

Available SF	2,582 SF	
Total Bldg SF	20,048 SF	
Land SF	44,431 SF	
Office SF	725 SF	(Lessee to verify)
Zoning	M1	
Year Built	1998	
Power	200A 120-208V	(Lessee to verify)
Loading	(1) GL 12' x 14'	
Min Clear Ht	18 Feet	
Parking	5 Spaces	

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LEASE INFORMATION

	Months 1-3	Months 4-6	Months 7-12**
Square Feet	2,582 SF	2,582 SF	2,582 SF
Lease Rate/Mo	\$1,678	\$1,807	\$1,936.50
Lease Rate PSF	\$0.65 IG*	\$0.70 IG	\$0.75 IG

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