

163 W. COCHRAN STREET SIMI VALLEY, CA 93065

FOR LEASE

Price.....\$1.15/SF/MO - NNN
Property Type.....Class B Industrial Building
Building Size.....Approx. 31,434 SF
Land.....Approx. 2.22 Acres/96,703 SF
Year Built.....2017
Zoning.....LI - SP
Parking/Ratio.....62 Open Spaces/2.1:1,000
Restrooms.....2
Offices.....Approx. 2,460 SF
Ground Level Door.....1 / 12' x 14'
Dock High / DIM.....4 / 9' x 10'
Truck Court.....120'
Power.....A: 800 V: 277/480 O: 3 W: 4
Sprinkler.....ESFR with K-25 Heads @ 20 PSI
Clear Height.....26'
Submarket Cluster.....Conejo Valley

- STATE OF THE ART NEW BUILDING
- EXCELLENT FREEWAY EXPOSURE
- BUSINESS FRIENDLY CITY
- ESFR SPRINKLER SYSTEM
- BUSINESS PARK ENVIRONMENT
- LARGE YARD FOR STORAGE



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AERIAL / RETAIL MAP

