

INDUSTRIAL FOR LEASE

AVAIL SF: 9,961

TOTAL BLDG SF: 9,961



ADDRESS 3991 Camino Ranchero, Camarillo CA ZIP 93012

High Image Industrial Building
Great Camarillo Location
Clean Business Park Setting
Flexible M-1 Zoning
600A 480V Power Service
Bonus 1,177 SF Mezzanine Area

LEASE RENTAL \$ 11,953.20 /mo Gross \$1.20 Net _____ Term 3 to 5 Years
SALE PRICE \$ _____ Price/SF \$ _____ Possession 3/1/2024 Tax \$ TBD Yr _____
Avail SF 9,961 Power A 600 V 277/480 Ø 3 W 4
Min. SF 9,961 Heat 2 Space Heaters Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof Steel Truss Grd Lev Drs 1 Dim 10' x 12'
Rail NONE Unfin Ofc Mezz SF _____ Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 1,134 # 3
Pkg 22 Yard No Yr Blt 2001 A/C Y Heat Y Fin Ofc Mezz SF _____ Incl in Avail SF N
Thomas Bk Pg# 0- Zone M1 To Show Call Broker for Appointment Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445, Jonathan Wolk (805) 844-7462 Region VEN

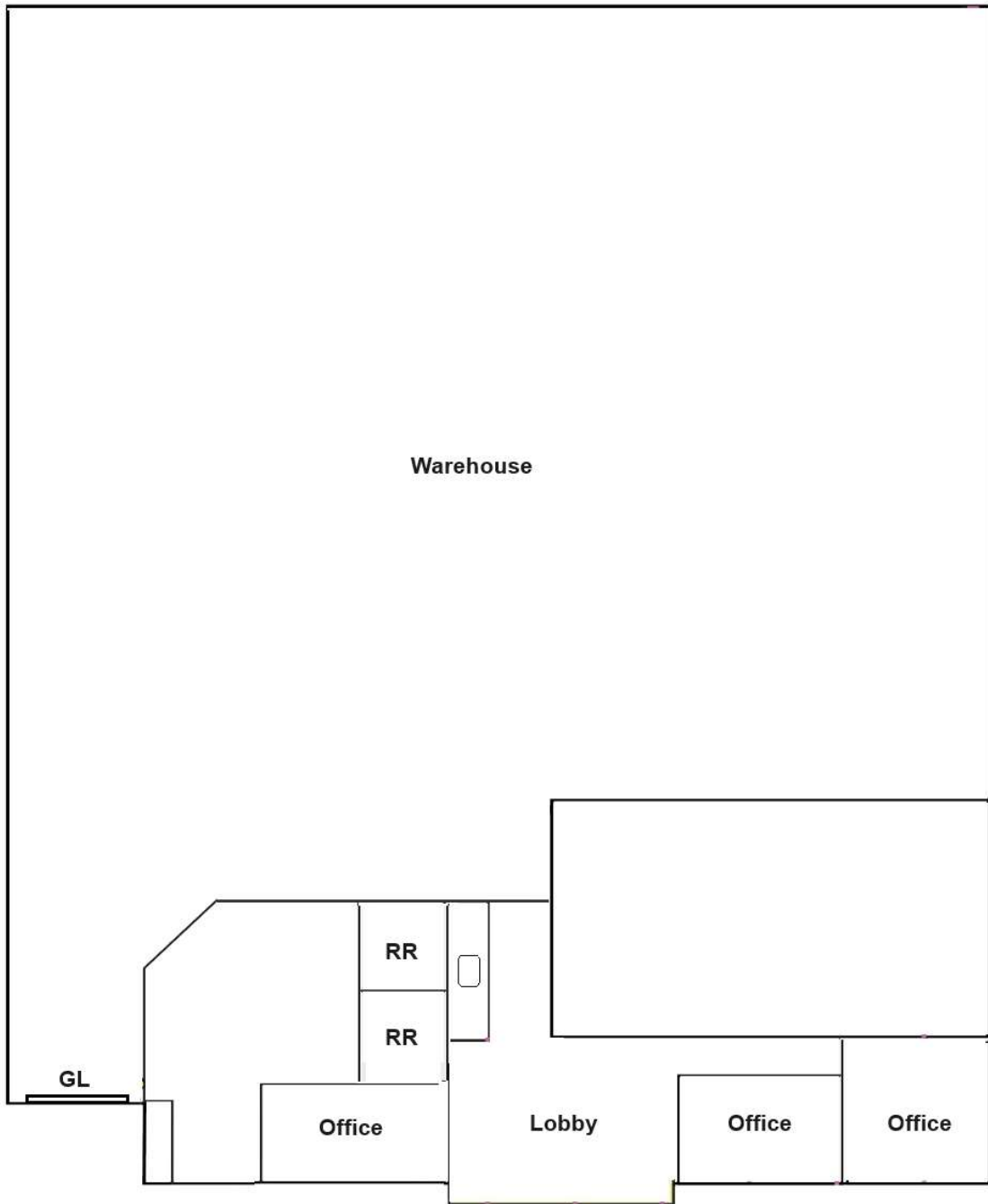
FIRM IPA Commercial

NOTES: Cam Fee 13¢ psf. 500/500 FiOS internet available. Tenant to independently verify all information herein.



(805) 844-1000

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*Floor Plan approximate and not to scale. Buyer to verify all specs.