

INDUSTRIAL FOR SALE

AVAIL SF: 9,541

TOTAL BLDG SF: 9,541



ADDRESS 4790 CALLE CARGA, CAMARILLO CA ZIP 93012

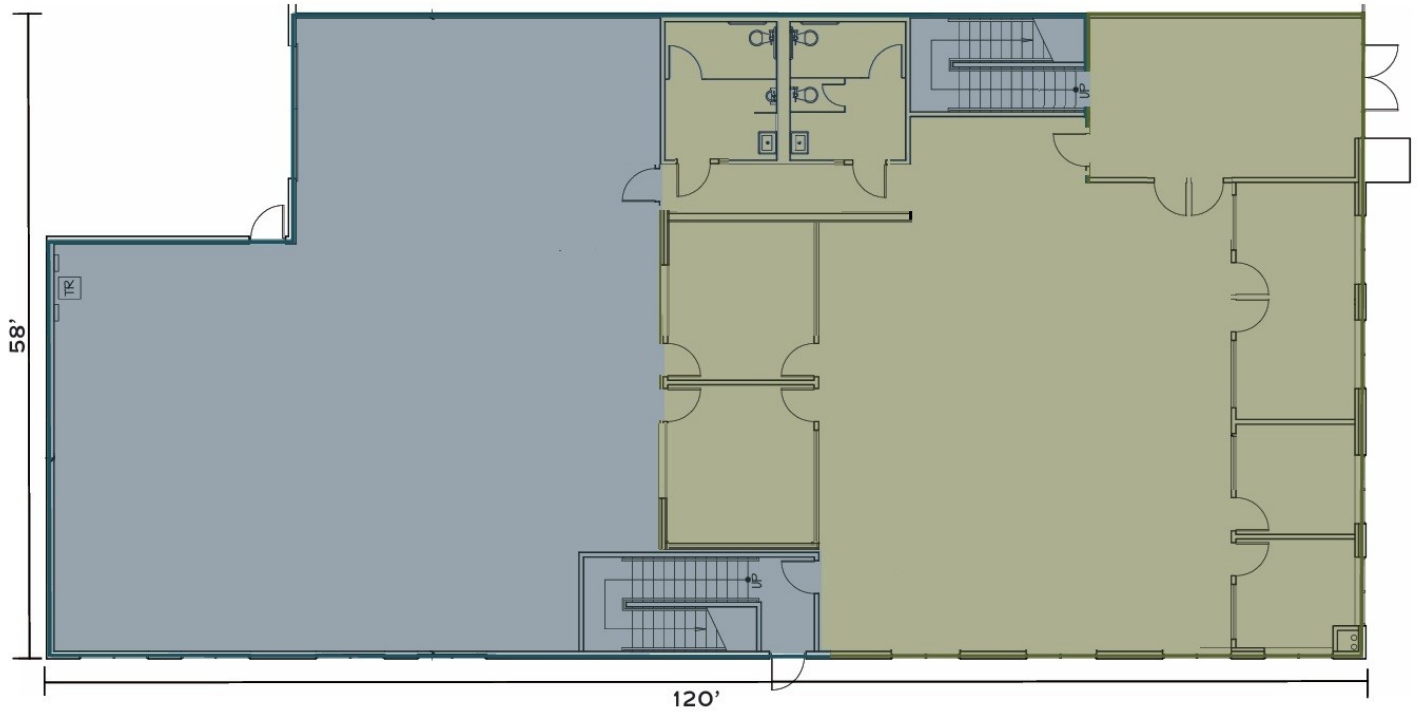
Camarillo Business Condo For Sale
6,400 SF of Well Appointed Offices
Corner Unit in High Image Complex
24' Minimum Clear Height
LED Lighting Throughout
Motorized 12' x 14' Loading Door

LEASE RENTAL \$ <u>NFL</u>	/mo	Gross	Net	Term					
SALE PRICE \$ <u>3,000,000</u>	Price/SF	\$ <u>314.43</u>	Possession	<u>COE</u>	Tax \$	<u>TBD</u>	Yr	<u>2024-2025</u>	
Avail SF <u>9,541</u>	Power	A <u>200</u>	V	<u>277-480</u>	Ø	<u>3,3</u>	W	<u>4,4</u>	
Min. SF <u>9,541</u>	Heat	<u>NONE</u>	Cooling	<u>NONE</u>	PWR Notes	<u>VERIFY</u>			
Land SF <u>POL</u>	Truck Hi Pos	<u>0</u>	Dim						
Const <u>CTU</u>	Roof	<u>LAM</u>	Grd Lev Drs	<u>1</u>	Dim	<u>12' x 14'</u>			
Rail <u>NONE</u>	Unfin Ofc Mezz SF	<u>490</u>	Incl in Avail SF	<u>N</u>	Restrooms:	<u>3</u>			
Sprinklered <u>YES</u>	Min Clear Height	<u>24</u>	OFFICE DATA	Office SF	<u>6,409</u>	#	<u>7</u>		
Pkg <u>25</u>	Yard	<u>No</u>	Yr Blt	<u>2007</u>	A/C	<u>N</u>	Heat	<u>N</u>	Fin Ofc Mezz SF <u>2,929</u>
Thomas Bk Pg# <u>524-J6</u>	Zone	<u>LM</u>	To Show	<u>Call Broker - FOR APPOINTMENT</u>	Sp. Feat.				
AGENT <u>Mike Wax, SIOR (805) 844-7445</u>	Region	<u>VEN</u>	Listing #						

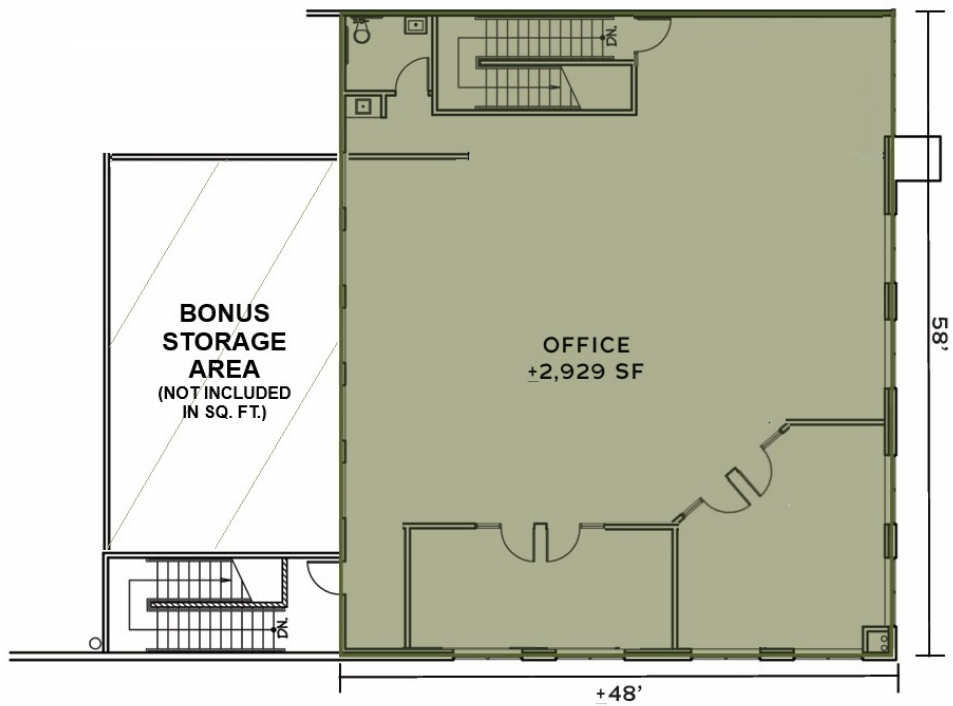
Notes: POA Dues 15¢ psf. Buyer to independently verify all info, including power, measurements and office sf. Bonus unimproved mezzanine area not included in total SF.



(805) 844-1000



FIRST FLOOR



MEZZANINE LEVEL