

FLYNN ROAD BUSINESS PARK

4030-4040 ADOLFO RD | 1267-1283 FLYNN RD
:: CAMARILLO, CALIFORNIA

**INDUSTRIAL
UNITS
FOR SALE
OR LEASE**

**INDUSTRIAL/FLEX
CONDOMINIUMS**

**Individual Unit Sizes:
7,957 SF; 9,910 SF**

**FOR INFORMATION
PLEASE CONTACT**

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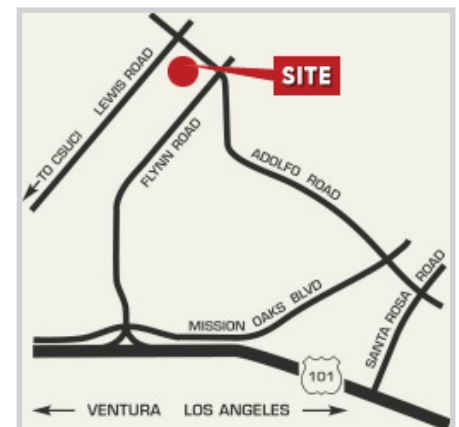
CBRE
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Located at the corner of Flynn and Adolfo Roads, Flynn Road Business Park offers an "A" location with easy access to 101 Freeway via Flynn Road, Santa Rosa Road or Lewis Road.

FEATURES

- Part of a Master Planned business center on approx. 13 acres
- Final phase of TOLD Corporation's Flynn Road Business Park
- Turn key units featuring maximum office build-out, upstairs and downstairs rest rooms, coffee bar on both floors and office finishes usually found only in high-end corporate offices
- Protective CC&Rs enhance value now and in the future
- High bay warehouse / 23' clear - 480V Power
- **LOCATION - LOCATION - LOCATION**



LOCATION

- Immediate access to the Ventura Freeway (US 101)
- Minutes from the Conejo Valley
- Traffic counts at retail level

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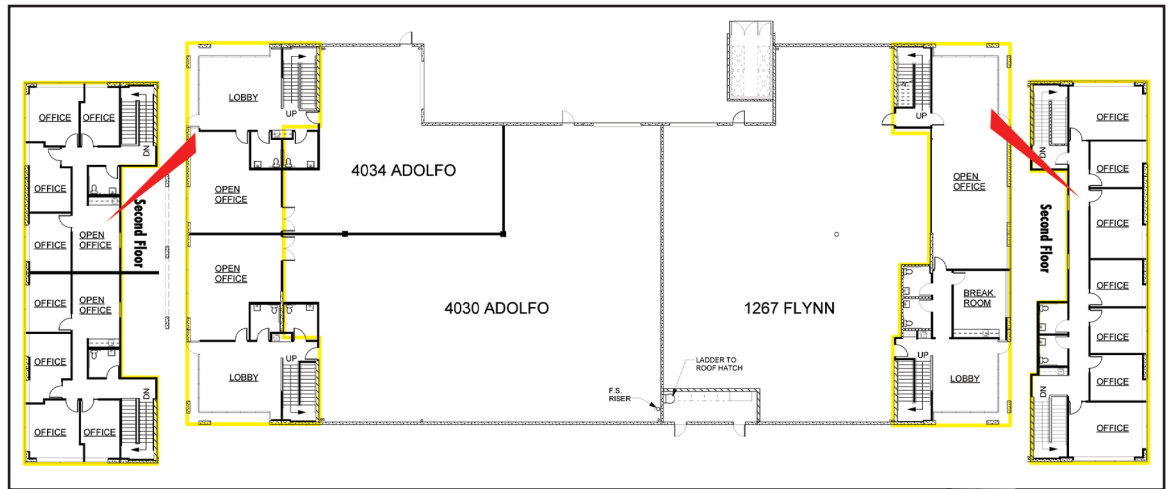
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SPECIFICATIONS

Power A 600*, V 277-480
Ø 3, W 4 *(A 400
4034-36 Flynn Rd.)

Doors One 12' x 14' G.L.

Clear Height 23'

Zoned M1

Year Built 2008

	1267/1283 Flynn Rd.	4040/4030 Adolfo Rd.	4034/4036 Adolfo Rd.
Whse/Mfg	5,690 SF	5,557 SF	2,240 SF
Ground Floor Office	2,110 SF	1,200 SF	1,200 SF
Mezzanine Office	2,110 SF	1,200 SF	1,200 SF
Total Office	4,220 SF	2,400 SF	2,400 SF
Total SF	9,910 SF (43%)	7,957 SF (30%)	4,640 SF (52%)
Lease Rate	\$0.73/SF NNN	\$0.71/SF NNN	\$1.24/SF
Sale Price	\$2,050,000 (\$206.86/SF)	\$1,675,000 (\$210.51/SF)	\$1,500,000 (\$253.23/SF)

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