

# INDUSTRIAL FOR LEASE

AVAIL SF: 9,910

TOTAL BLDG SF: 9,910



ADDRESS 1267 FLYNN RD, CAMARILLO CA ZIP 93012

**Retail Traffic Counts – Flynn Road And Adolfo Road**  
**Quality Architectural Treatment, First Class Office Space**  
[www.cbre.com/FRBP](http://www.cbre.com/FRBP)

LEASE RENTAL \$ 8,622 /mo Gross 0.870 Net \_\_\_\_\_ Term Acceptable To Owner  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession Immediate Tax \$ TBD Yr 2008-2009  
 Avail SF 9,910 Power A 600 V 277-480 Ø 3 W 4  
 Min. SF 9,910 Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF POL Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12' X14'  
 Rail NONE Unfin Ofc Mezz SF 2,110 Incl in Avail SF N Restrooms: \_\_\_\_\_  
 Sprkd YES Min Clr Hgt 24 OFFICE DATA Ofc SF 4,220 # 10  
 Pkg 24 Yard No Yr Blt \_\_\_\_\_ A/C Y Heat Y Fin Ofc Mezz SF 2,110 Incl in Avail SF N  
 Thomas Bk Pg# 524-G1 Zone M1 To Show Lock Box - VERIFY Sp. Feat. FREE  
 AGENT Paul Farry (805)465-1615 Region VEN Listing # 1207076  
 FIRM CB Richard Ellis 11/13/09R  
 FTCF AP250Y125S250/OAA Notes Lic #00941298. Lock box - Water main. Lease Term: Acceptable To Owner. Sp. Feat: Part Of Industrial Park.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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# FLYNN ROAD BUSINESS PARK

1267 FLYNN ROAD

:: CAMARILLO, CALIFORNIA

## INDUSTRIAL UNITS FOR LEASE

INDUSTRIAL/FLEX  
CONDOMINIUMS

FOR INFORMATION  
PLEASE CONTACT

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Suite 300

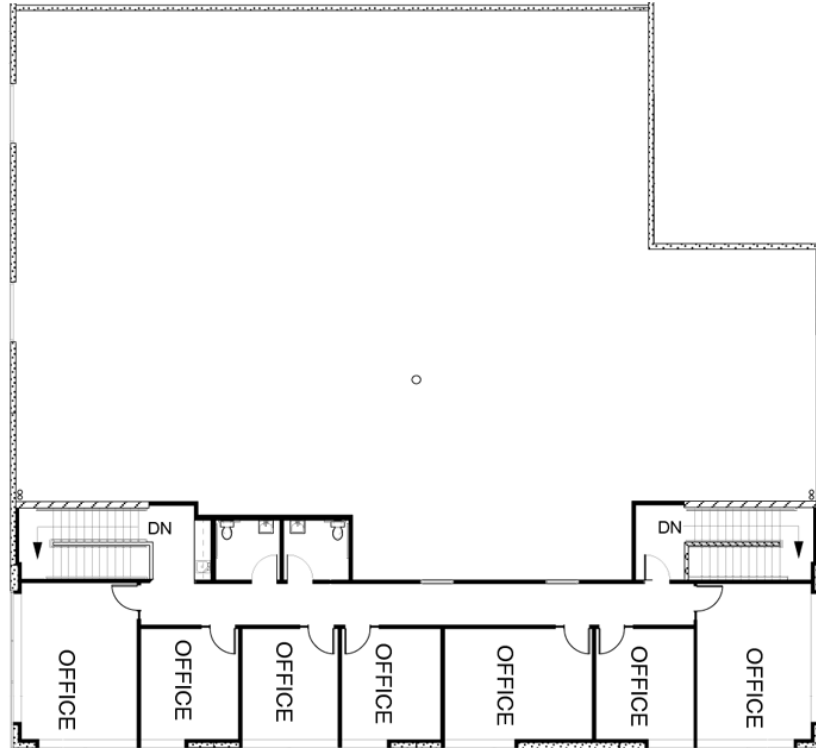
Camarillo, CA 93010

T 805.465.1600

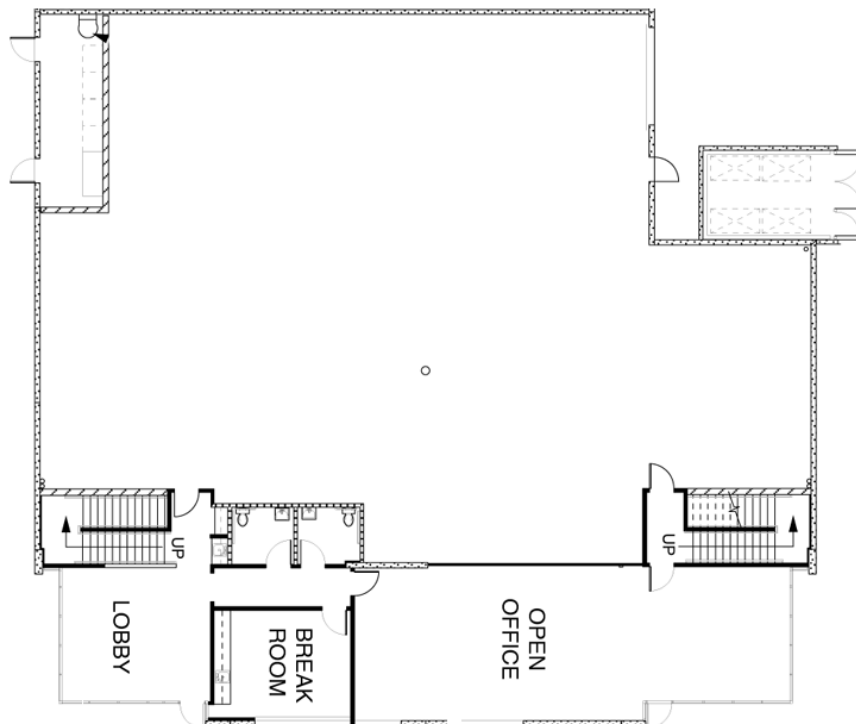
F 805.465.1665

www.cbre.com/ventura

### 2ND FLOOR PLAN



### 1ST FLOOR PLAN



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