

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 9,910

TOTAL BLDG SF: 9,910



ADDRESS 1283 FLYNN RD, CAMARILLO CA ZIP 93012

Lease With Option To Purchase
Use 1st Year's Rent Toward Your Down Payment*
Rare Opportunity To Own Your Building
Retail Traffic Counts – Flynn Road And Adolfo Road
Quality Architectural Treatment, First Class Office Space
www.cbre.com/FRBP

LEASE RENTAL \$ 7,234 /mo Gross _____ Net 0.730 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ 2,050,000 Price/SF \$ 206.86 Tax \$ TBD Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 9,910 Dim IRR X IRR Power A 600 V 277-480 Ø 3 W 4
 Min. SF 9,910 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12' X 14' Well N
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd YES Min Clr Hgt 24 OFFICE DATA Ofc SF 4,220 # 10 Rest Rms: M TBD W TBD
 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 # 1207075
 FIRM CB Richard Ellis 11/13/09R
 FTCF AP250Y125S250/OAA Notes Lic #00941298. Lock box - Water main. Lease Term: Acceptable To Owner. Sale
Terms: All Cash At The Close Of Escrow. Sp. Feat: Part Of Industrial Park. *Call Broker for Details.

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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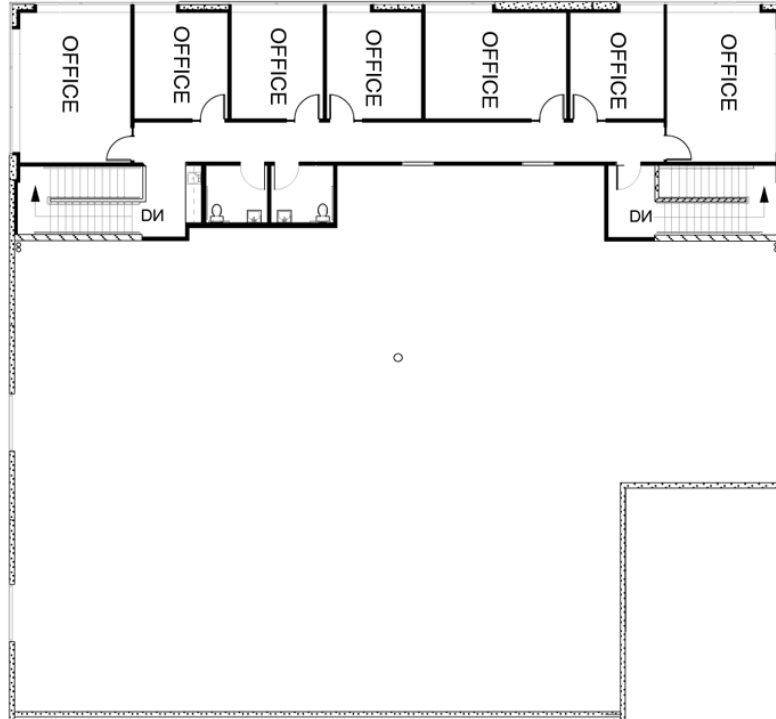


FLYNN ROAD BUSINESS PARK

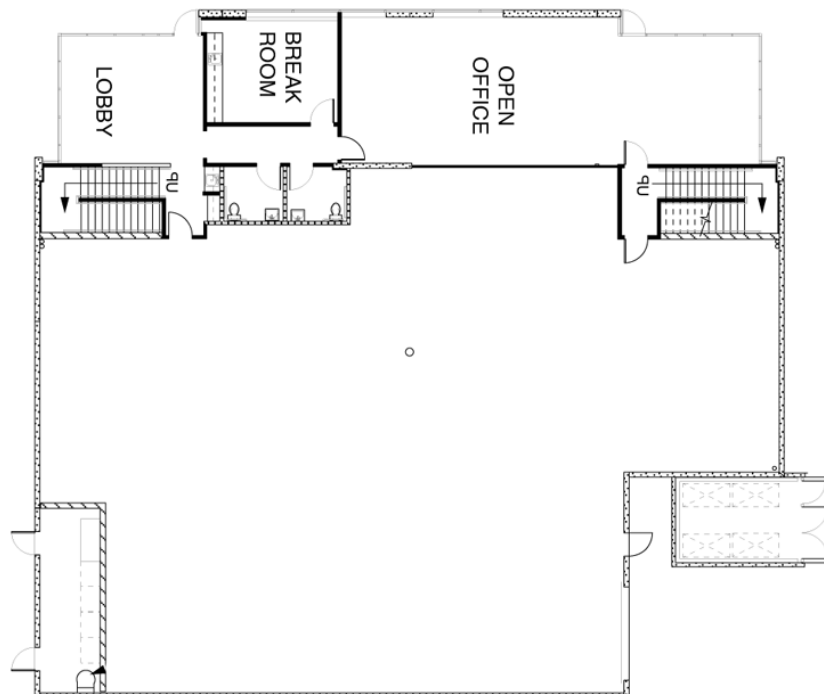
1283 FLYNN ROAD | CAMARILLO, CALIFORNIA

**BUSINESS
CONDOMINIUMS
FOR SALE**

2ND FLOOR PLAN



1ST FLOOR PLAN



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