

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 7,957

TOTAL BLDG SF: 7,957



ADDRESS 4030 ADOLFO RD, CAMARILLO CA ZIP 93012

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

LEASE RENTAL \$ 5,649 /mo Gross _____ Net 0.710 Term ACCEPTABLE TO OWNER
 SALE PRICE \$ 1,675,000 Price/SF \$ 210.51 Tax \$ TBD Yr 2008-2009
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate
 Avail SF 7,957 Dim IRR X IRR Power A 600 V 277-480 Ø 3 W 4
 Min. SF 7,957 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 2,400 # 7 Rest Rms: M TBD W TBD
 Pkg 19 Yard No Yr Blt _____ A/C Y Heat Y Fin Ofc Mezz SF 1,200 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 # 1207079
 FIRM CB Richard Ellis 04/02/10R
 FTCF AP250Y125S000/OAA Notes Lic #00941298. Lock Box - Water pipe. Lease Term: Acceptable To Owner. 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

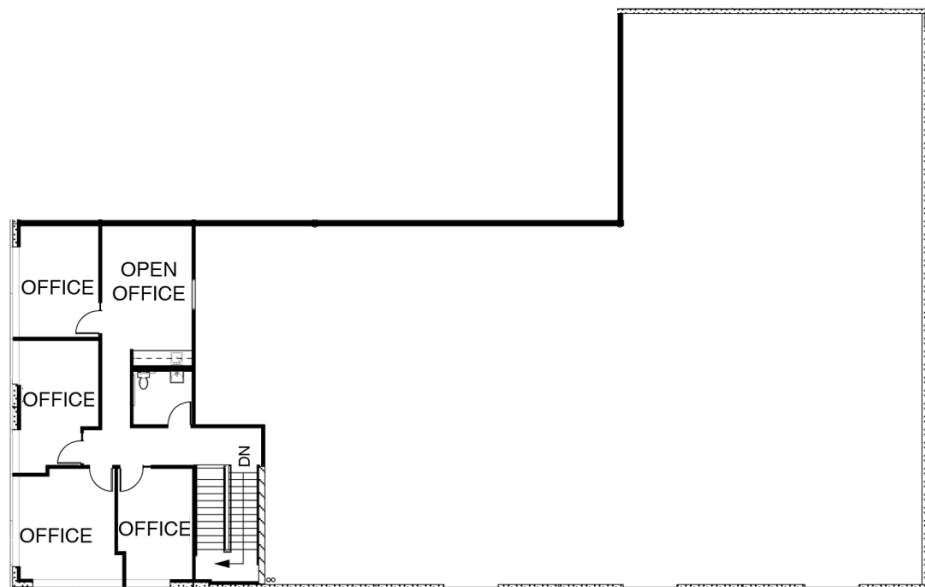
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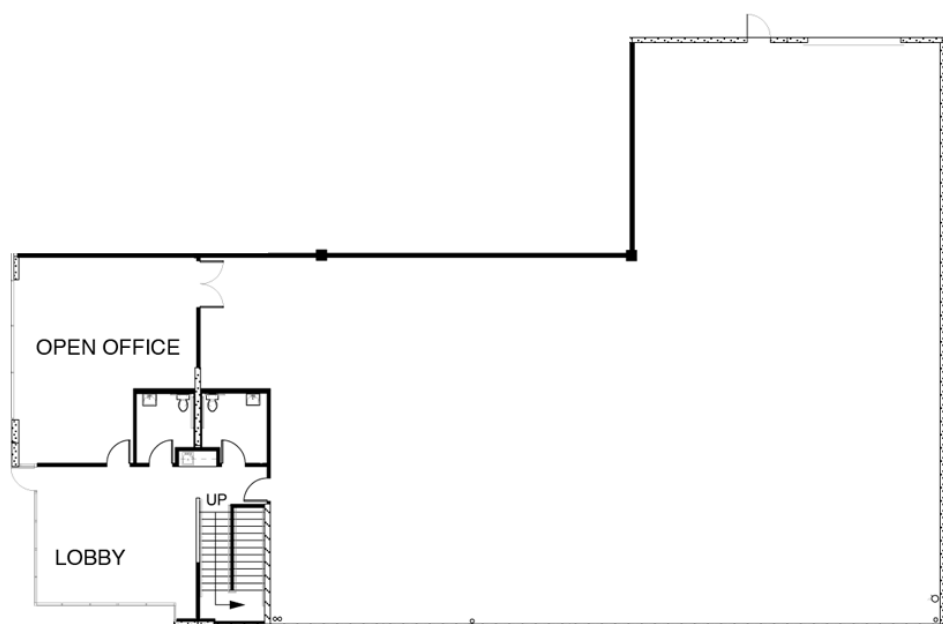
FLYNN ROAD BUSINESS PARK

4030 ADOLFO ROAD | CAMARILLO, CALIFORNIA

2ND FLOOR PLAN



1ST FLOOR PLAN



For information, contact:

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