

# INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 7,957

TOTAL BLDG SF: 7,957



ADDRESS 4030 ADOLFO RD, CAMARILLO CA ZIP 93012

**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](http://www.cbre.com/FRBP)

LEASE RENTAL \$ 5,888 /mo Gross \_\_\_\_\_ Net 0.740 Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ 1,975,000 Price/SF \$ 248.21 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 # TBD Rest Rms: M TBD W TBD  
 Pkg 19 Fenced N Yr Blt \_\_\_\_\_ A/C VERIFY Heat VERIFY 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 01/02/09  
 FTFC AP250Y125S250/OAA Notes Lock box - Water pipe. Lease Term: Acceptable To Owner. Sale Terms: All Cash At  
The Close Of Escrow. No. Of offices: 7. 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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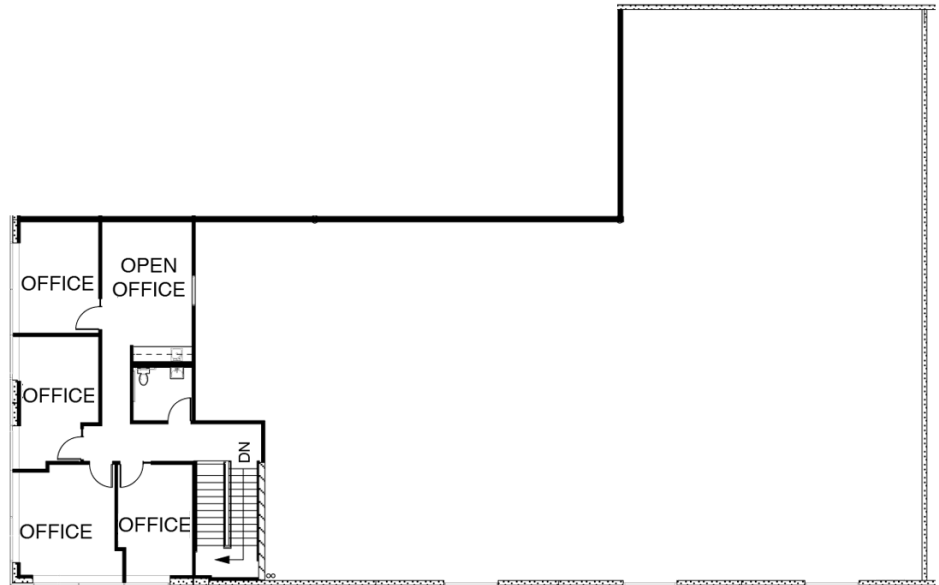


# FLYNN ROAD BUSINESS PARK

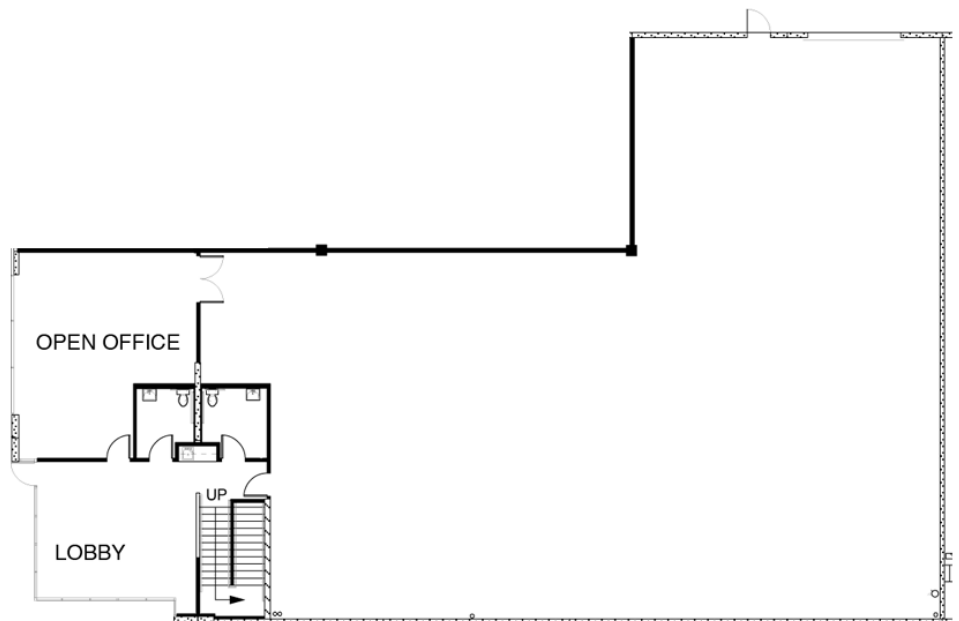
4030 ADOLFO ROAD | CAMARILLO, CALIFORNIA

## BUSINESS CONDOMINIUMS FOR SALE

### 2ND FLOOR PLAN



### 1ST FLOOR PLAN



For information, contact:

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