

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 7,957

TOTAL BLDG SF: 7,957



ADDRESS 4040 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 # 1207077
 FIRM CB Richard Ellis 04/02/10R
 FTCF AP250Y125S250/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

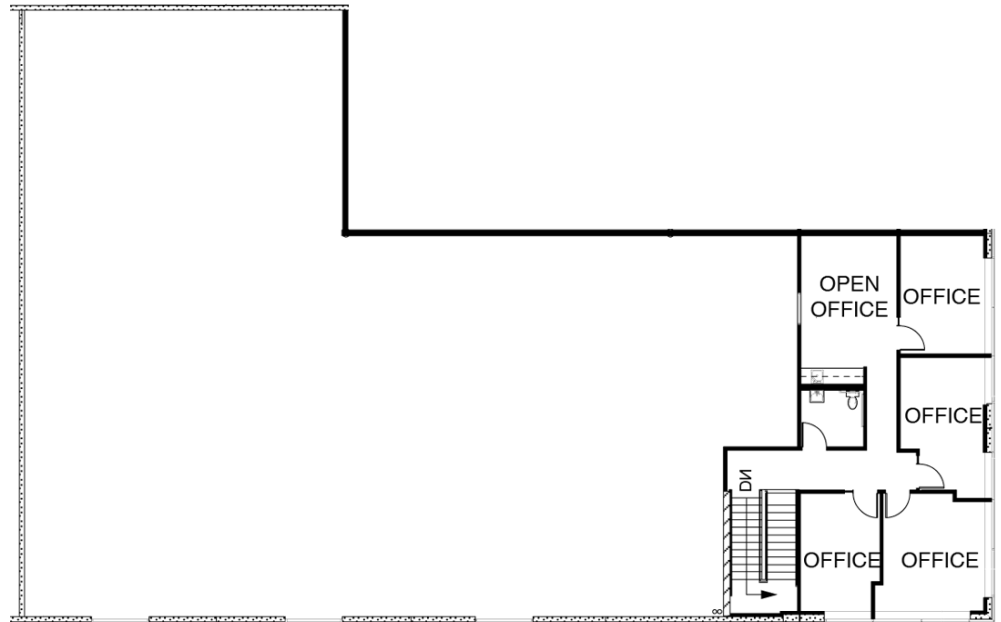
This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are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



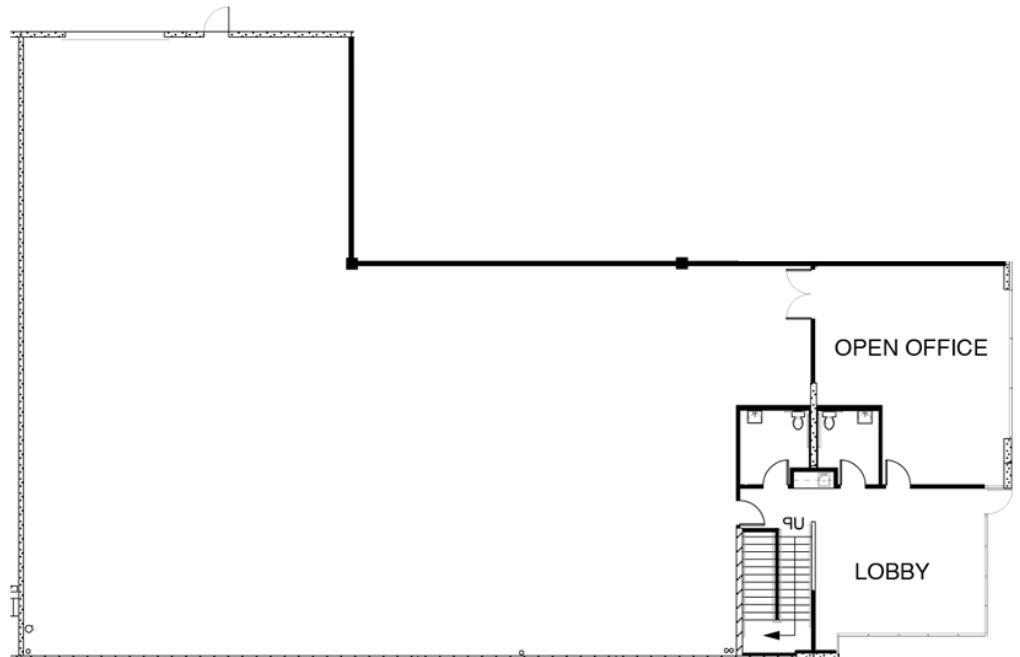
FLYNN ROAD BUSINESS PARK

4040 ADOLFO ROAD | CAMARILLO, CALIFORNIA

2ND FLOOR PLAN



1ST FLOOR PLAN



For information, contact:

Paul Farry

Lic. 00941298
Senior Vice President
805.465.1615
paul.farry@cbre.com

CB Richard Ellis
Broker Lic. 00409987
771 East Daily Drive
Suite 300
Camarillo, CA 93010
T 805.465.1600
F 805.465.1665

www.cbre.com/ventura

©2006, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CBRE
CB RICHARD ELLIS