

INDUSTRIAL FOR LEASE OR SALE

AVAIL SF: 7,957
TOTAL BLDG SF: 7,957



ADDRESS 4040 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

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 # 1207077
FIRM CB Richard Ellis 01/02/09
FTCF 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.
© American Industrial Real Estate Association

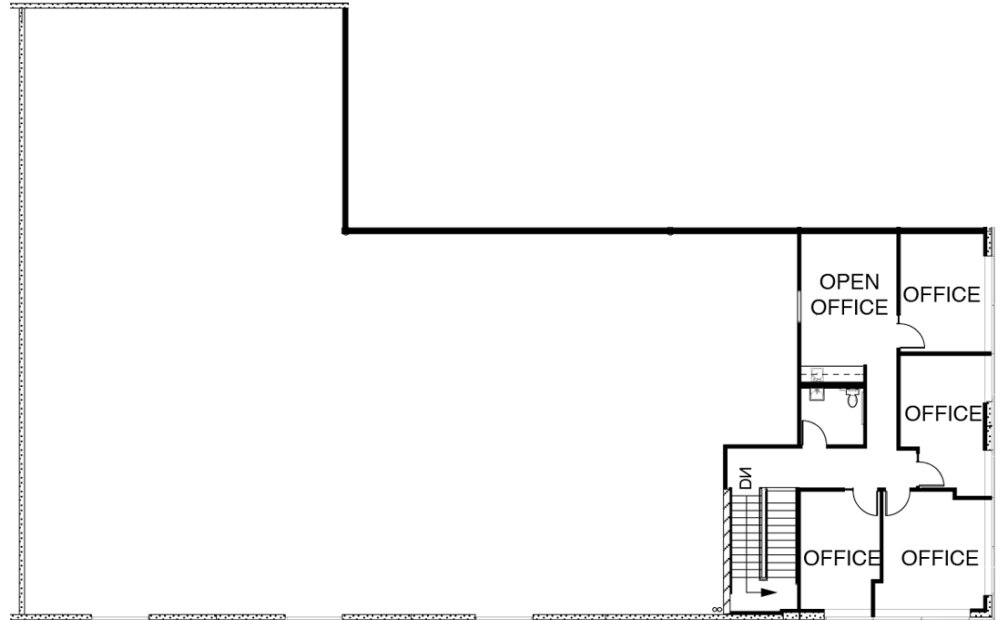


FLYNN ROAD BUSINESS PARK

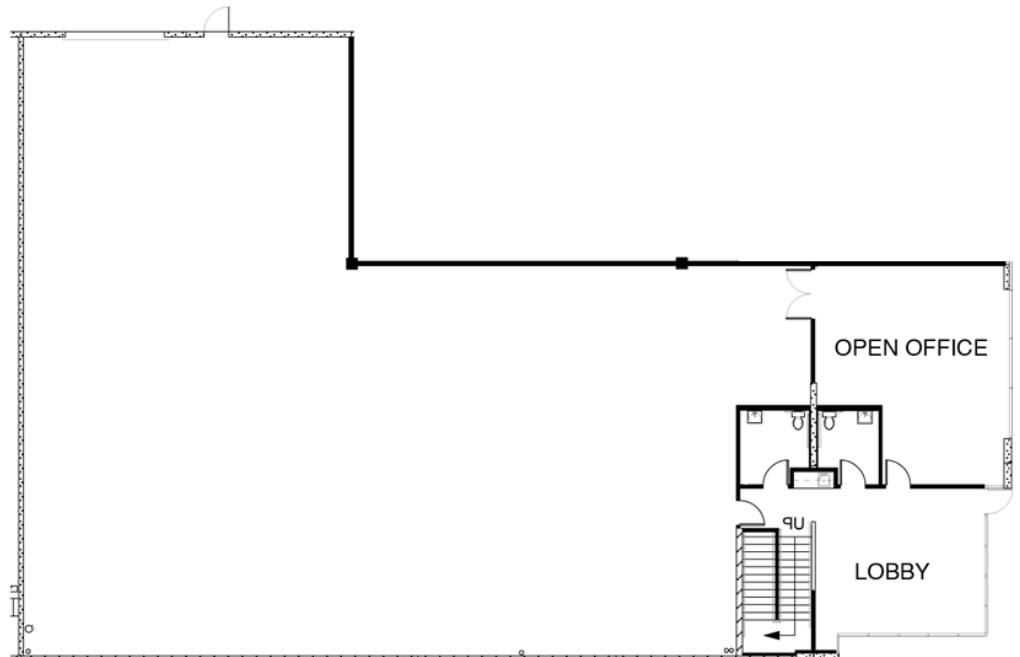
4040 ADOLFO ROAD | CAMARILLO, CALIFORNIA

BUSINESS CONDOMINIUMS FOR SALE

2ND FLOOR PLAN



1ST FLOOR PLAN



For information, contact:

Paul Farry

Senior Vice President

805.465.1615

paul.farry@cbre.com

CB Richard Ellis
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