

INDUSTRIAL - FOR LEASE

AVAIL. SF: **2,592**
TOTAL BLDG SF: **23,760**



Brand New - Never Occupied

1,246 sq. ft. Deluxe Office*

22' Clear in Warehouse

Rear Loading

High Visibility Location

Developed by  **TOLD**

NO automotive, woodworking, fiberglass, boat building, outside storage. All business operations must be done entirely inside the unit.

ADDRESS: 1211 Flynn Road, Unit 102, Camarillo, CA 93012

LEASE RENTAL: \$ 3,888 per month, gross

TERM: 3-5 years w/annualCOLA

GENERAL DATA:

Avail SF: 2,592

Dimensions: 24' X 84'

Power: 200A 120/208V 3 Phase 4-Wire

Land SF: Part of Larger

Roof: Steel Joist

Construction: Concrete Tilt-up

Zone: M-1

Parking: 8 (unassigned)

Built: 2006

Thomas Bk Pg #: VC 524 H-1

WAREHOUSE DATA:

Lighting: Fluorescent (Min.)

Heat/Cooling: No

Grnd Level Doors: One (1)

Dimensions: 12' x 14'

Dock: No **Well:** No

Foil: Yes

Skylights: Yes (2)

Restrooms: One (1)

Fire Sprinklered: Yes

Min. Clearance: 22'

OFFICE DATA:

***Office SF:** 1,246 (includes storage under stairs)

No. of Offices: 3

Rest Rooms: One (1)

Heating/Cooling: HVAC

Coffee Bar: Yes (upper/lower cabinets, stainless sink)

Finished Office Mezzanine SF: 576 (included in avail. square footage)

TO SHOW: Meg Covey (805) 388-4757 ext. 229

All measurements are approximate and measured in accordance with *Standard Methods for Measuring Floor Area in Industrial Buildings* published by BOMA International and SIOR 2004.



FLYNN ROAD
BUSINESS PARK
CAMARILLO, CALIFORNIA

INDUSTRIAL - FOR LEASE

AVAIL. SF: **2,369**
TOTAL BLDG SF: **15,840**



Brand New - Corner Unit
Deluxe Office - 11' Ceiling
16' Clear in Warehouse
Rear Loading
Exceptional Location

Developed by  **TOLD**

NO automotive, woodworking, fiberglass, boat building, outside storage. All business operations must be done entirely inside the unit.

ADDRESS: 1243 Flynn Road, Unit 501/502, Camarillo, CA 93012

LEASE RENTAL: \$ 2,960 per month, gross

TERM: 3-5 years w/annualCOLA

GENERAL DATA:

Avail SF: 2,369	Dimensions: Irr.' X 60'	Power: 2 panels, each 200A 120/208V 3 Ph. 4W
Land SF: Part of Larger	Roof: Steel Joist	Construction: Concrete Tilt-up
Zone: M-1	Parking: 4 (unassigned)	Built: 2006 Thomas Bk Pg #: VC 524 H-1

WAREHOUSE DATA:

Lighting: Fluorescent	Heat/Cooling: No	Dock: No Well: No
Grnd Level Doors: Two (2)	Dimensions: 10' x 12'	Restrooms: Two (2)
Foil: Yes	Skylights: Yes (2)	
Fire Sprinklered: Yes	Min. Clearance: 16'	

OFFICE DATA:

Office SF: 674	No. of Offices: 2	Heating/Cooling: HVAC
Coffee Bar: Yes (upper/lower cabinets, stainless sink)		Finished Office Mezzanine SF: No

SPECIAL NOTE: Units are currently demised as two units. Lessor will put door to connect office areas and cased opening in warehouse demising wall (10'x12')

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INDUSTRIAL - FOR LEASE

AVAIL. SF: 1,200
TOTAL BLDG SF: 15,840



Brand New- Never Occupied

Deluxe Office - 11' Ceiling

16' Clear in Warehouse

Rear Loading

Exceptional Location

Developed by  **TOLD**

NO automotive, woodworking, fiberglass, boat building, outside storage. All business operations must be done entirely inside the unit.

ADDRESS: 1243 Flynn Road, Unit 512, Camarillo, CA 93012

LEASE RENTAL: \$ 1,500 per month, gross

TERM: 3-5 years w/annualCOLA

GENERAL DATA:

Avail SF: 1,200

Dimensions: 20' X 60'

Power: 200A 120/208V 3 Ph. 4W

Land SF: Part of Larger

Roof: Steel Joist

Construction: Concrete Tilt-up

Zone: M-1

Parking: 2 (unassigned)

Built: 2006 **Thomas Bk Pg #:** VC 524 H-1

WAREHOUSE DATA:

Lighting: Fluorescent (Minimal)

Heat/Cooling: No

Grnd Level Doors: One (1)

Dimensions: 10' x 12'

Dock: No **Well:** No

Foil: Yes

Skylights: Yes

Restrooms: One (stub out for 2nd)

Fire Sprinklered: Yes

Min. Clearance: 16'

OFFICE DATA:

Office SF: 332

No. of Offices: 2

Heating/Cooling: HVAC

Coffee Bar: Yes (upper/lower cabinets, stainless sink)

Finished Office Mezzanine SF: No

TO SHOW: Meg Covey (805) 388-4757 ext. 229

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