

# SALE/LEASEBACK INVESTMENT OPPORTUNITY

## ±115,000 SF



14349 White Sage Road | Moorpark, CA 93021

### PHYSICAL

**Building Size:** 115,000 Sq. Ft.  
**Land Area:** 6.08 Acres (Zoned CPD)  
**Office Area:** 15,000 Sq. Ft.  
**Fire Sprinkler System:** .60/3,000  
**Loading Positions:** 9 Truck High  
1 Drive-In  
1 Low Bed Height  
**Clear Height:** 24'-26'

### FINANCIAL

**Purchase Price:** \$14,410,620.00  
**Leaseback Term:** 10 Years  
**Initial Base Rent:** \$67,850/month (\$0.59/psf) NNN  
(\$814,200 per year)  
Annual Increases



[www.daumcre.com/whitesageSL](http://www.daumcre.com/whitesageSL)

### Contact:

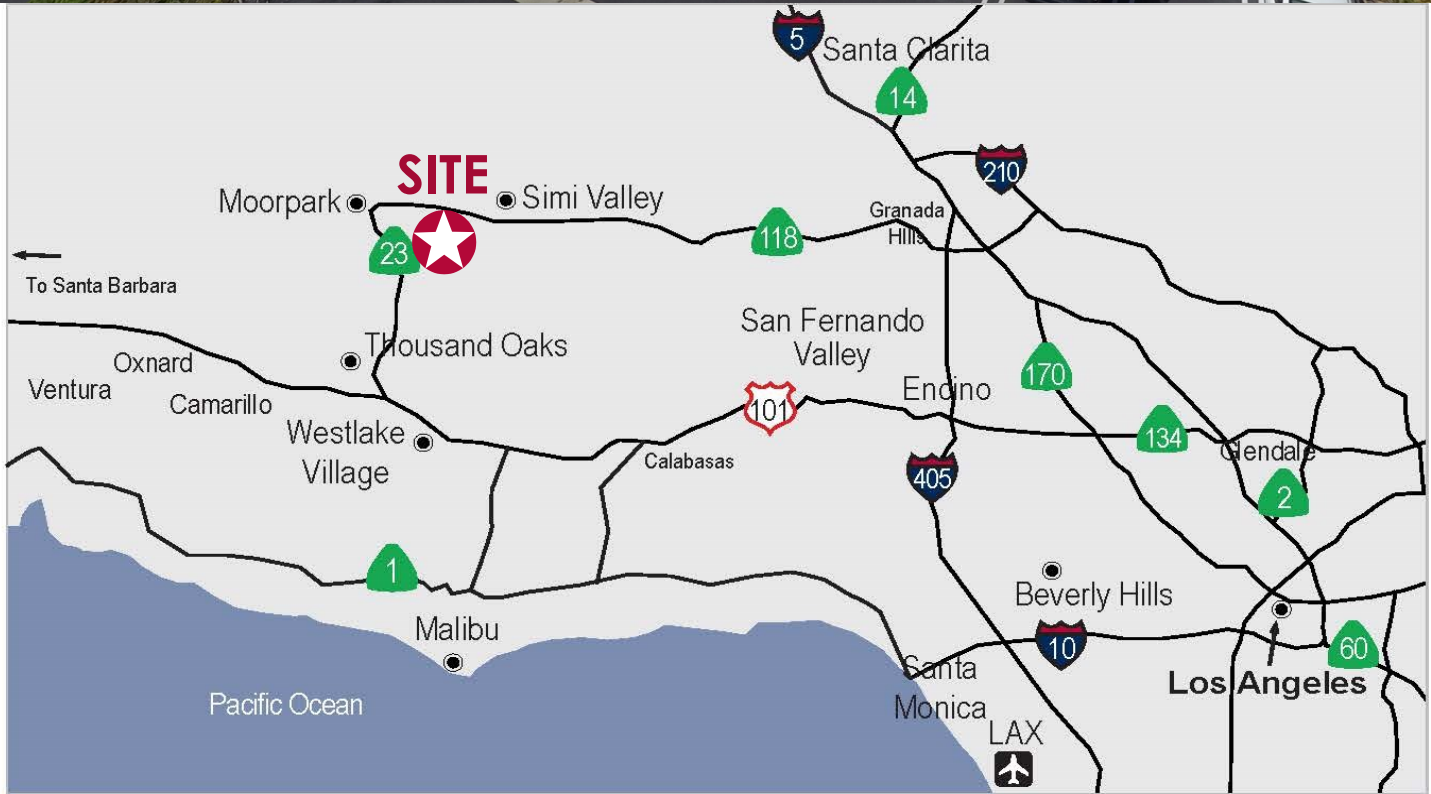
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## CONTACT:

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