

RARELY AVAILABLE 15,500 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

# 2586 CALCITE CIRCLE

NEWBURY PARK | CA 91320



IDEAL MANUFACTURING FACILITY | HEAVY POWER | EXCELLENT VENTURA 101 FREEWAY ACCESS

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

**SHAUN BIENIEK | EXECUTIVE VICE PRESIDENT**

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## PROPERTY HIGHLIGHTS

- ±15,500 SF Available
  - Approx. 4,400 SF Office
  - Approx. 11,100 SF Warehouse
- ±40,200 SF Land
- Zoning: M1
- Ideal Manufacturing Facility
- Fenced Yard Area
- 17' Min Clear Height
- Four GL Roll-up Doors; (2) 12'x14' and (2) 10'x10'
- Constructed in 1977 and Renovated in 2010
- Heavy Power 1200 Amps 480/277 3 Phase, 4 Wire
- 400 SF Bonus Area, Secured and Covered Storage Area (Not Included in the Overall Square Footage)
- Additional Exterior Covered Area in the Yard
- Indoor Crane NOT Included in the Sale
- Three (3) Restrooms
- **\$3,600,000 (\$232.26 / SF)**
- **Lease Rate is \$1.15/SF Net with \$.19/SF NNN Costs**

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Aerial Map

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Floor Plan

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Photos

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