

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

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

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2586
CALCITE CIRCLE
NEWBURY PARK | CA, 91320

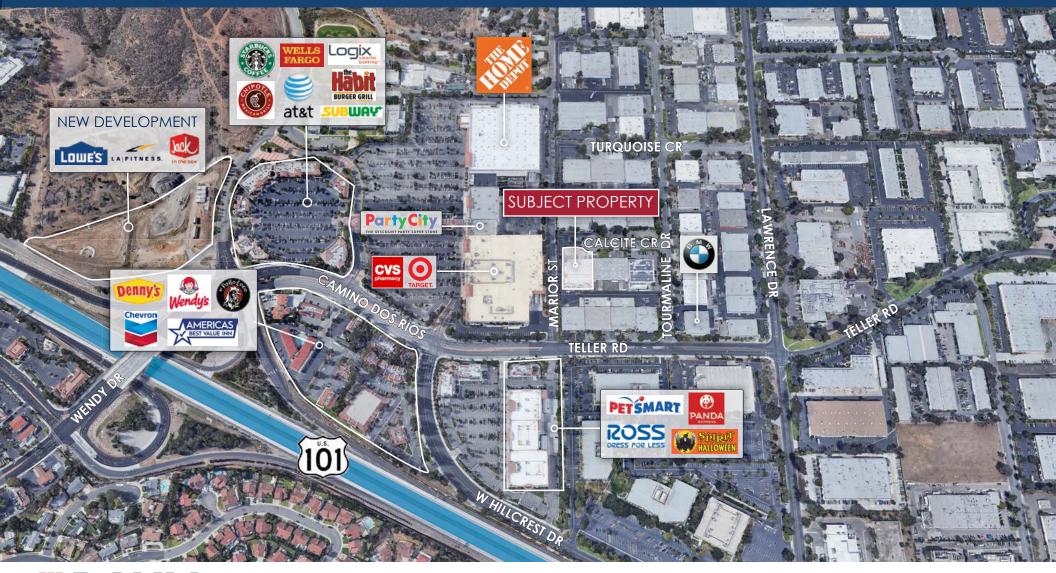
PROPERTY HIGHLIGHTS

- ±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



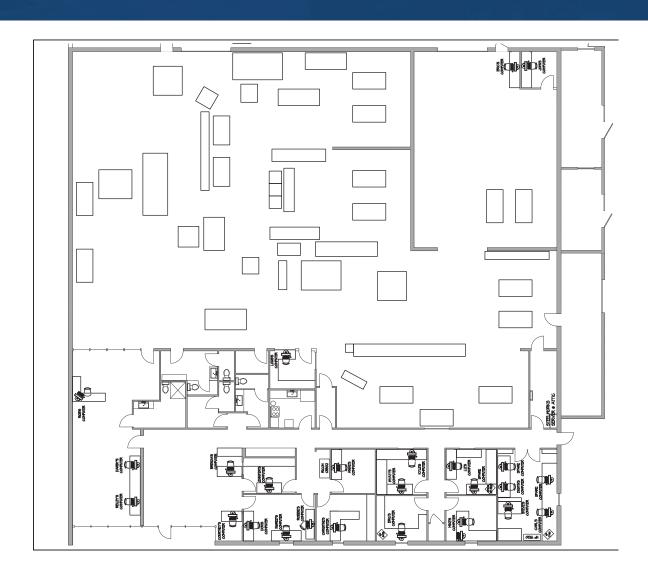
AVAILABLE 15,500 SF SMALL INDUSTRIAL BUILDING **Aerial Map**





AVAILABLE 15,500 SF SMALL INDUSTRIAL BUILDING

Floor Plan





AVAILABLE 15,500 SF SMALL INDUSTRIAL BUILDING **Photos**











AVAILABLE 15,500 SF SMALL INDUSTRIAL BUILDING

Photos













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