

# STATE-OF-THE-ART INDUSTRIAL IN MOORPARK

FOR SALE OR LEASE 201,976 SF



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**6000**  
CONDOR DRIVE

MOORPARK | CALIFORNIA

Another Exciting Project By:

**TRANSWESTERN®**

## STRATEGIC LOCATION

Centered in Moorpark, California  
(85,088 Population Within a 5 Mile Radius)

## ACCESSIBLE

Close Proximity to the 118, 23, & 101  
Freeways (28,123 Households Within  
a 5 Mile Radius)

## VISIBLE

Within 15 minutes of Westlake Village &  
less than 5 minutes of Moorpark College

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## LOCAL HIGHLIGHTS



**+1.7 MILES**  
COMMUTER RAIL



CONVENIENT TO  
WESTLAKE VILLAGE  
& LAKE SHERWOOD



**+31.8 MILES**  
PORT OF HUENEME



**+29 MILES**  
MALIBU BEACH



## STATE-OF-THE-ART BUILDING

**+ CONCRETE TILT UP CONSTRUCTION**

## PROJECT FEATURES



24'  
clear  
height



16  
truck high  
doors



4  
ground level  
doors



2,500 Amps  
277/480 Volt  
power



405  
parking  
space



118,101 & 23  
close  
proximity



11.87 AC  
lot size



48'x48'  
column  
spacing



.33/3,000  
fire sprinklers

For More Information, Contact:

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INTERIOR RENDERINGS



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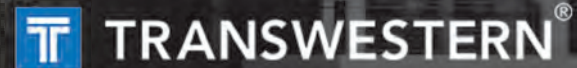
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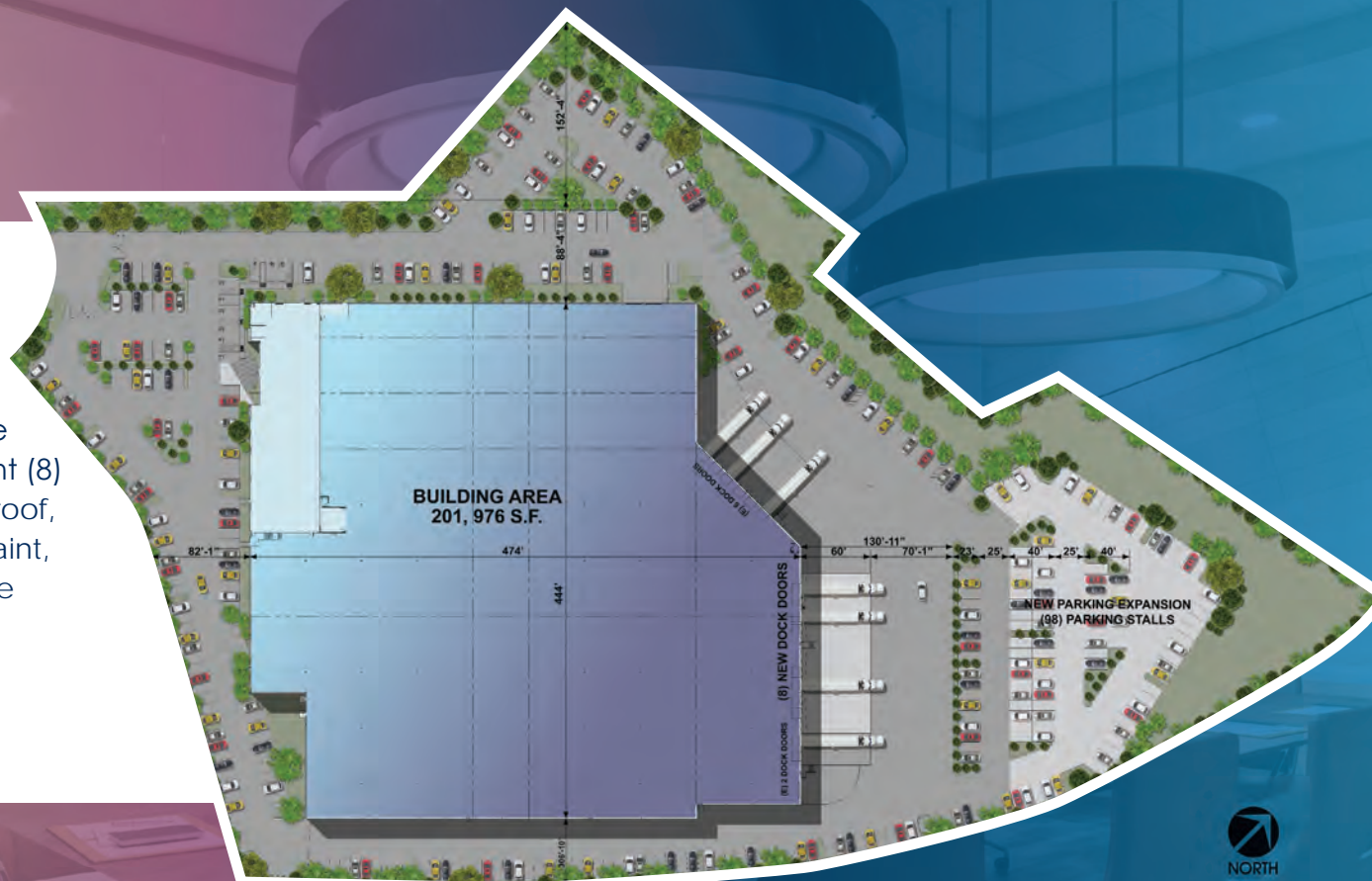
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## SITE PLAN

The dramatic, comprehensive improvement will include eight (8) new truck high doors, a new roof, new parking surfaces, new paint, new restrooms and landscape enhancement.



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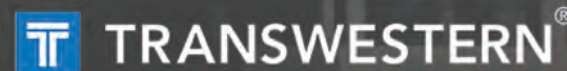
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## SITE PLAN 2

Alternate site plan for  
trailer storage



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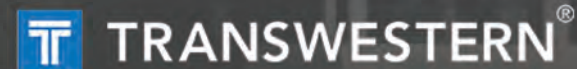
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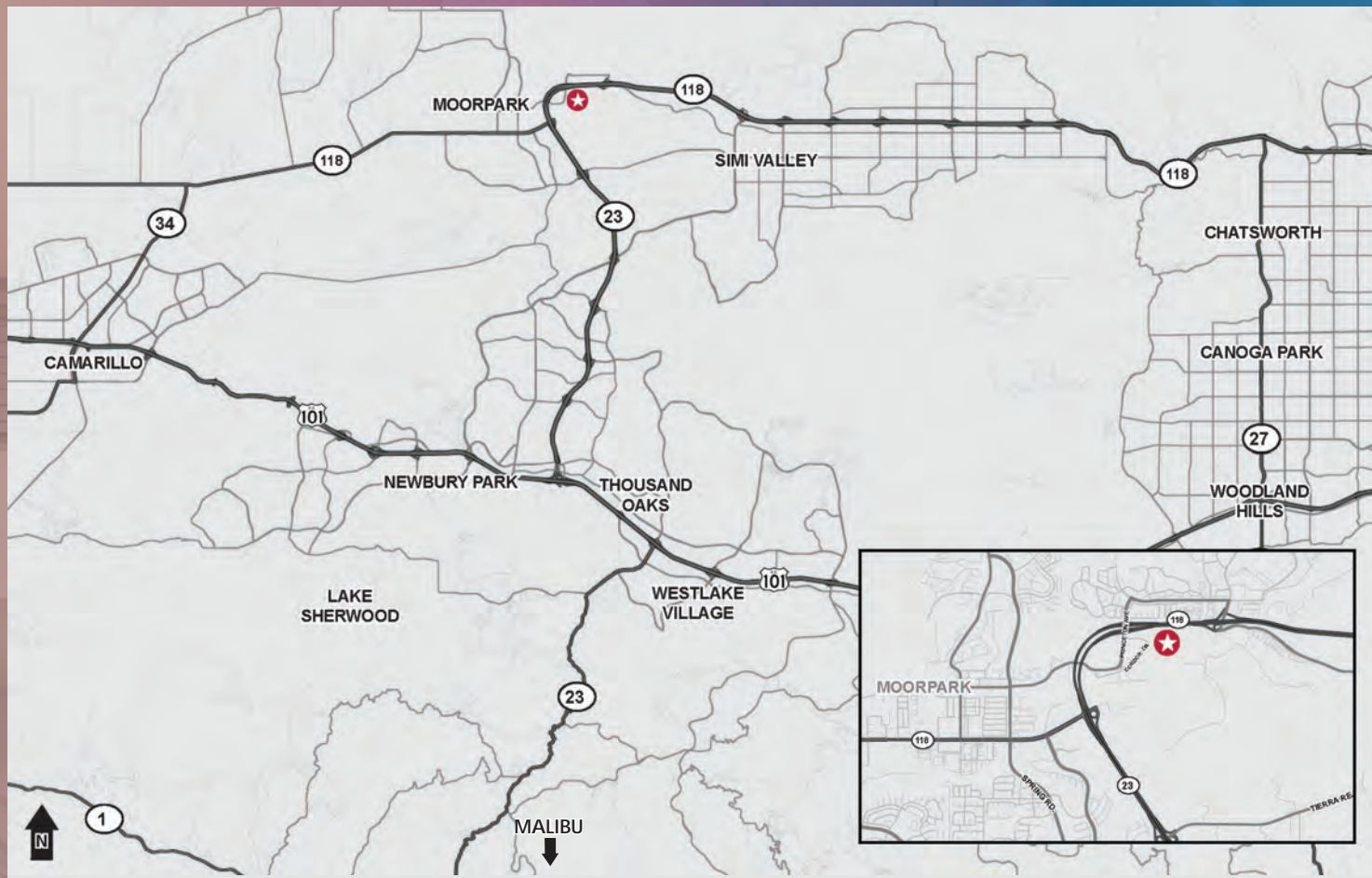
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## LOCATION



**+85,088**  
PEOPLE  
(5 MILE RADIUS)



**+ 28,123**  
HOUSEHOLDS  
(5 MILE RADIUS)



**\$107,417**  
HH INCOME  
(5 MILE RADIUS)

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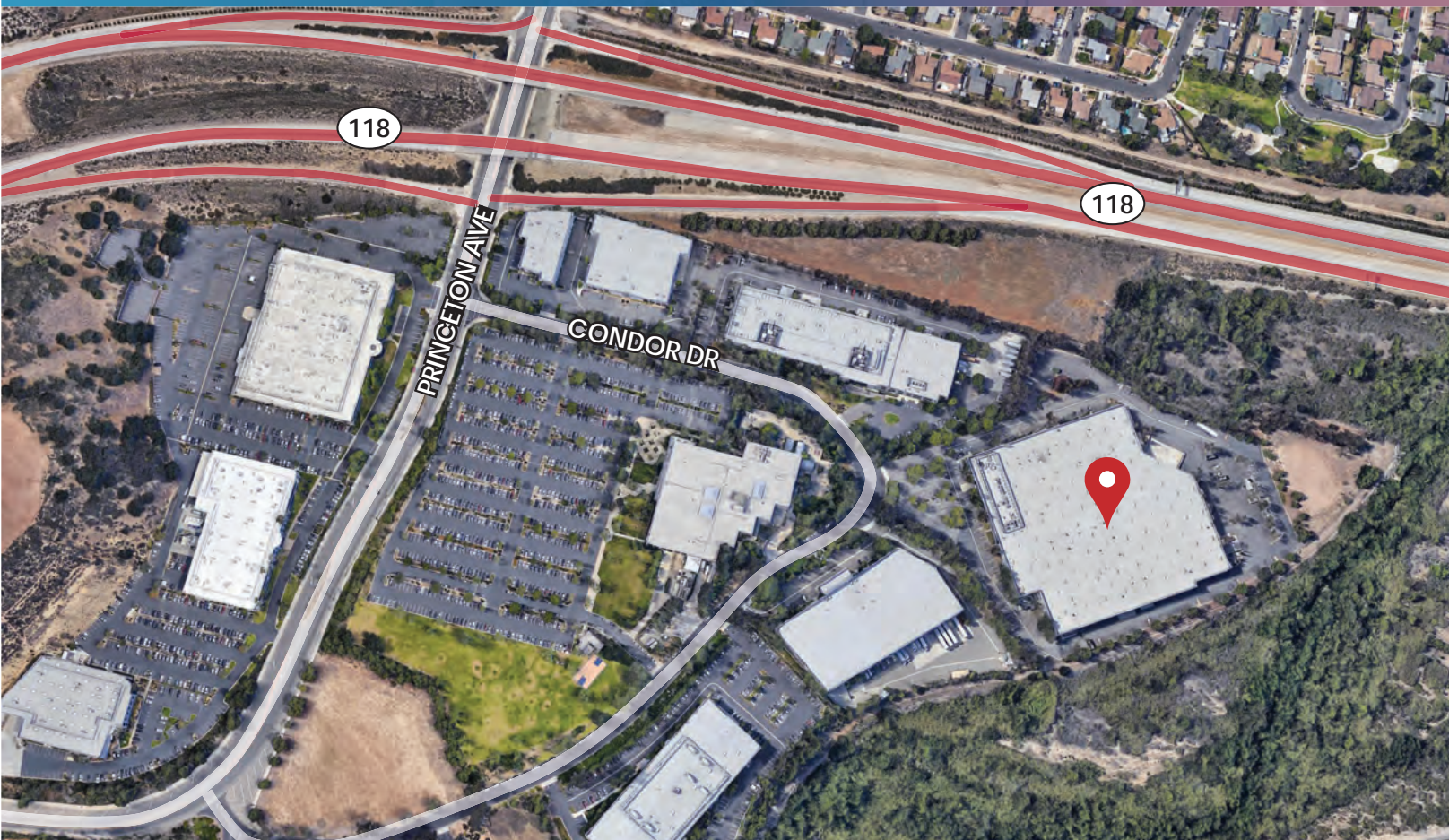


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