

PEPPER TREE BUSINESS PARK

3701 Old Conejo Road, Newbury Park CA



4,994 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

For More Information
Please Contact:

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Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
1000 Town Center Drive, #310
Oxnard, CA 93036



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY HIGHLIGHTS

- Rare Small Industrial Unit
- Oversize Loading Door | 14' x 14'
- Close Proximity to 101 Freeway
- 200 A 120/208V | 2/1,000 Parking
- **Lease Rate:** \$5,743/mo (\$1.15 PSF Gross)*

**Plus a \$.05 per square foot Common Area Maintenance (CAM) fee.*



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PROPERTY SPECIFICATIONS

Available SF	4,994
Total Bldg SF	
Land SF	POL
Office SF	1,050
Zoning	M1
Year Built	1983
Power	400A 120/208V Ø3 W4
Loading	(1) GL (14'x14')
Min Clear Ht	16 Feet
Parking	10 Spaces

LEASE INFORMATION

Square Feet	4,994
Lease Per Month	\$5,743
Lease Per Sq Ft	\$1.15*

* Plus a \$.05 per square foot Common Area Maintenance (CAM) fee.

Tenant to verify all information.

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