



92,870 SF AVAILABLE FOR LEASE

HIGH-IMAGE DISTRIBUTION FACILITY

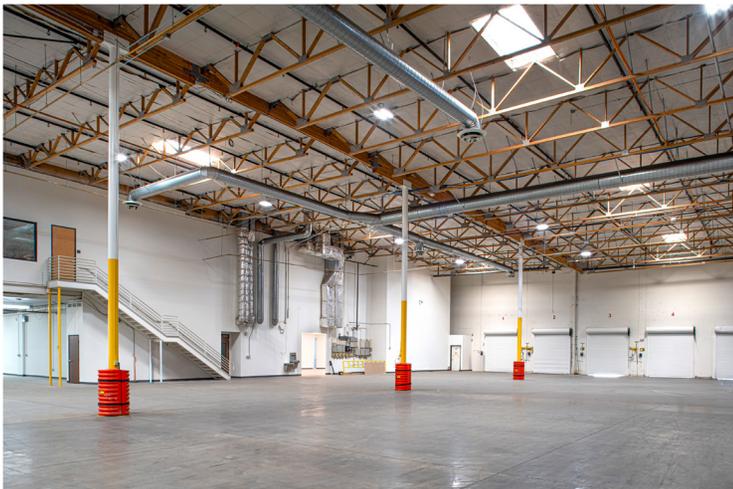
2280 WARD AVENUE

Simi Valley, CA | Ventura County



FEATURES

- 24' clear height
- ESFR sprinklers
- 800 amps, 277/480 service
- 8 DH & 1 GL positions
- 115 parking stalls
- 143' turning radius truck court
- \$1.45 MG + \$0.08 CAM PSF
- 15,188 SF of additional office available to lease

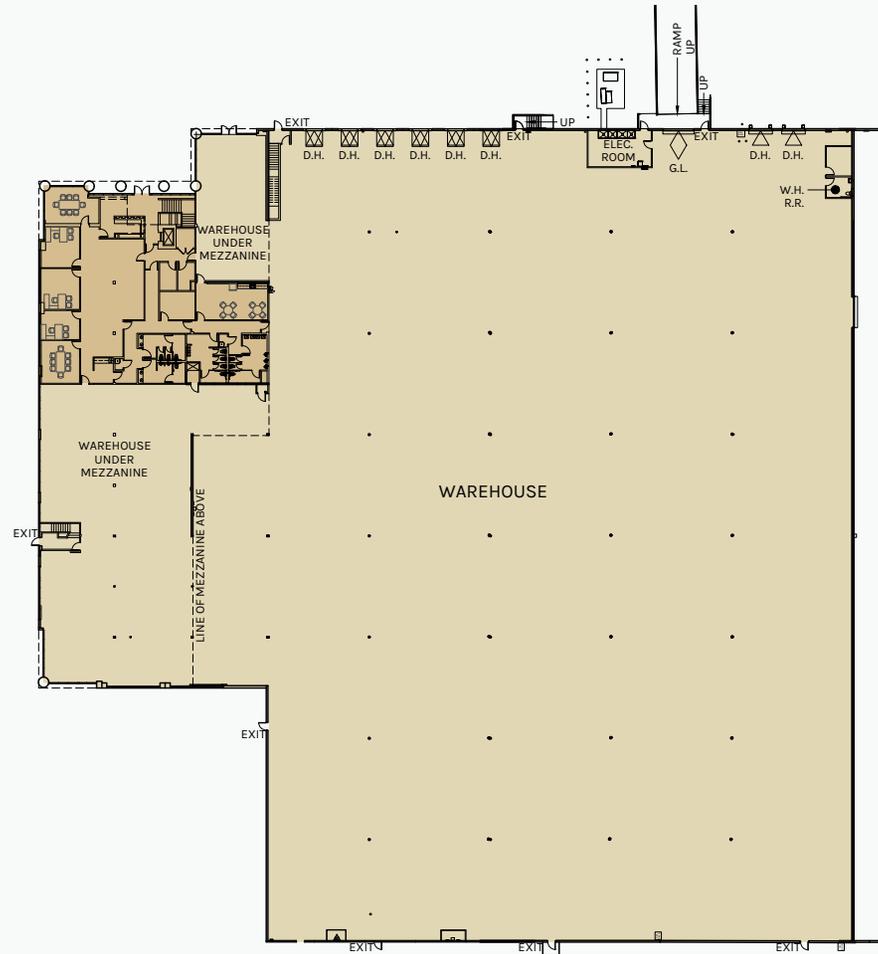


SITE PLAN

92,870 SF
BUILDING

87,096 SF
WAREHOUSE

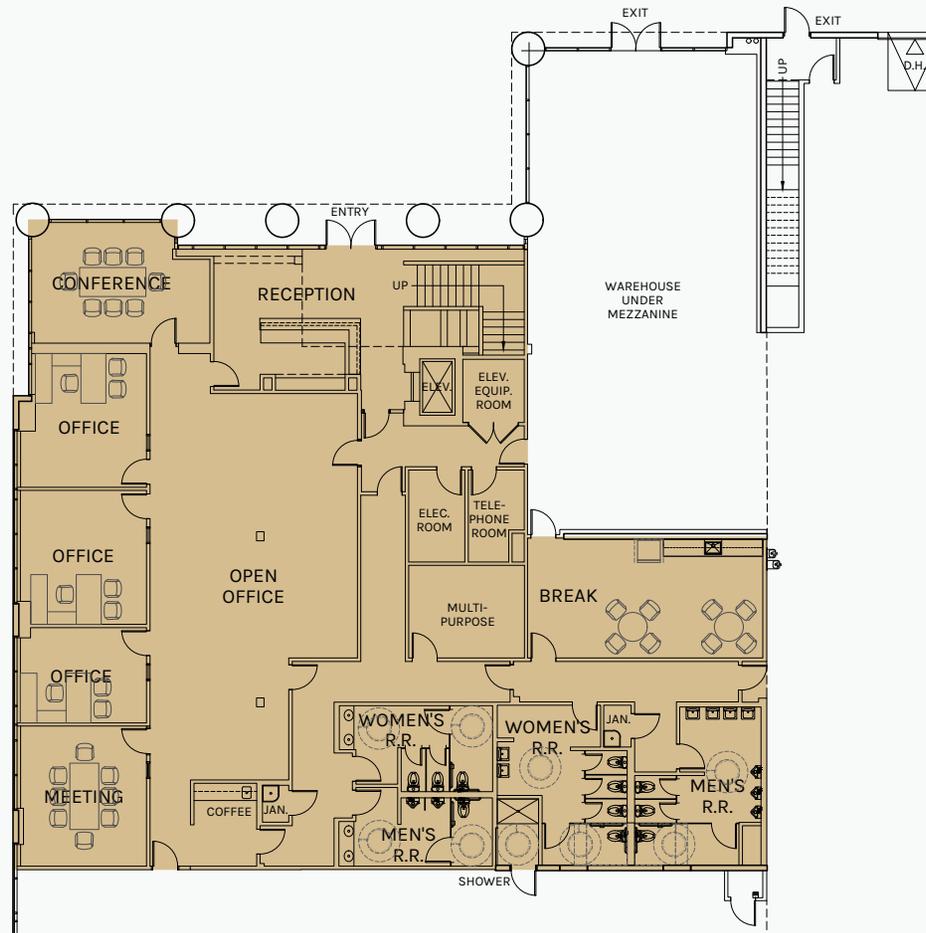
PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



OFFICE FLOOR PLAN

5,774 SF
OFFICE

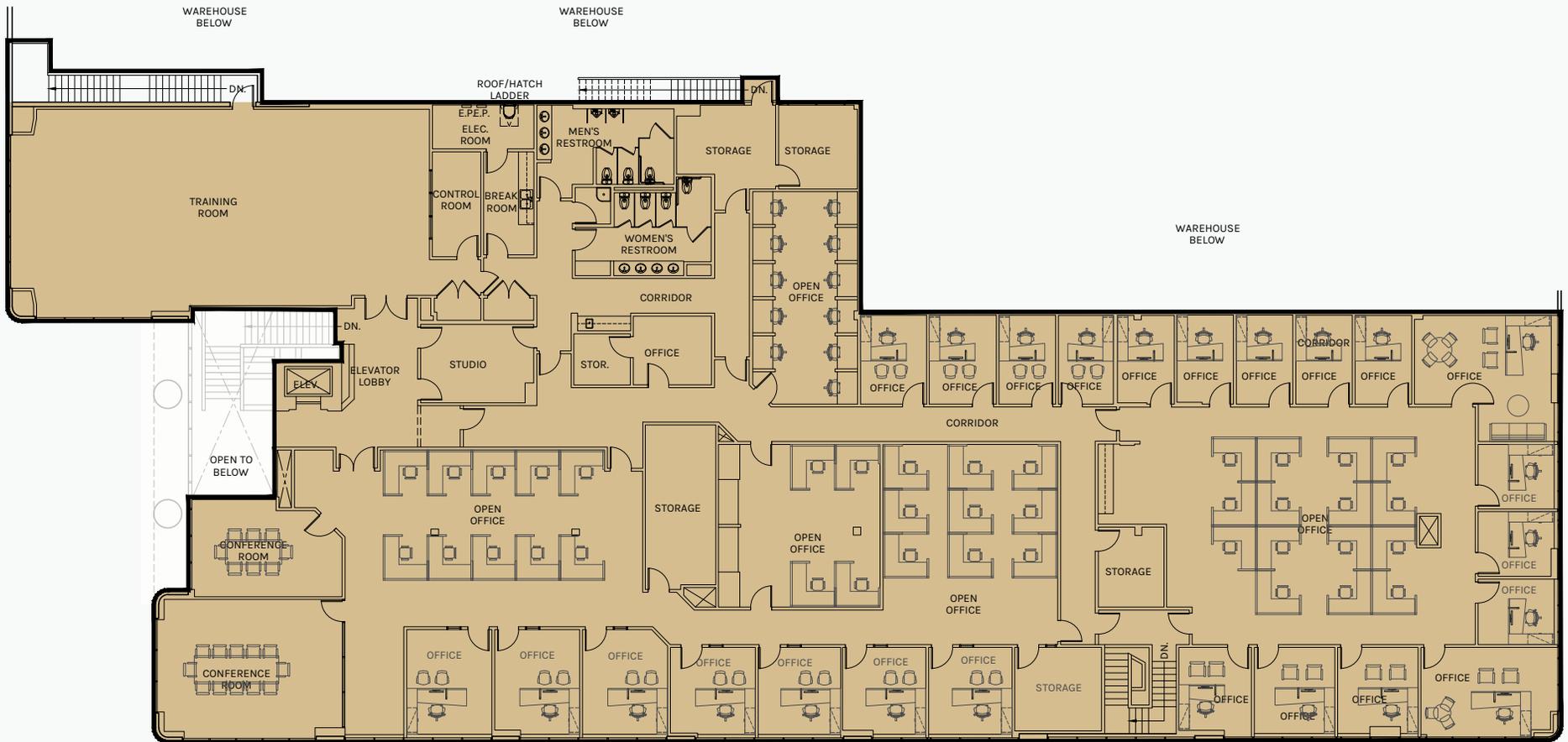
PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



■ ADDITIONAL MEZZANINE OFFICE FLOOR PLAN

15,188 SF
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.







LOCATION

30 Min.
BURBANK AIRPORT

35 Min.
PORT HUENEME

49 Min.
DOWNTOWN L.A.

52 Min.
LAX

60 Min.
COMMERCE/INDUSTRY

90 Min.
PORTS OF L.A. & L.B.





**Rexford
Industrial**

Leasing Contacts

MIKE TINGUS

President
818.223.4380
mtingus@lee-re.com
CA License # 01013724

GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
CA License # 01483890

JOE J. JUSKO

Principal
818.223.4397
jjusko@lee-re.com
CA License # 00875413



COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES LA NORTH/VENTURA

5707 Corsa Avenue, Suite 200
Westlake Village, CA 91362
818.223.4388
www.lee-associates.com

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.