

200 SCIENCE DRIVE
Moorpark, California

**INDUSTRIAL R&D
FOR LEASE**



MIKE TINGUS

PRINCIPAL
818.223.4380
MTINGUS@LEE-RE.COM
WWW.MIKETINGUS.COM
DRE# 01013724

GRANT FULKERSON, SIOR

PRINCIPAL
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DRE# 01483890

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY INFORMATION

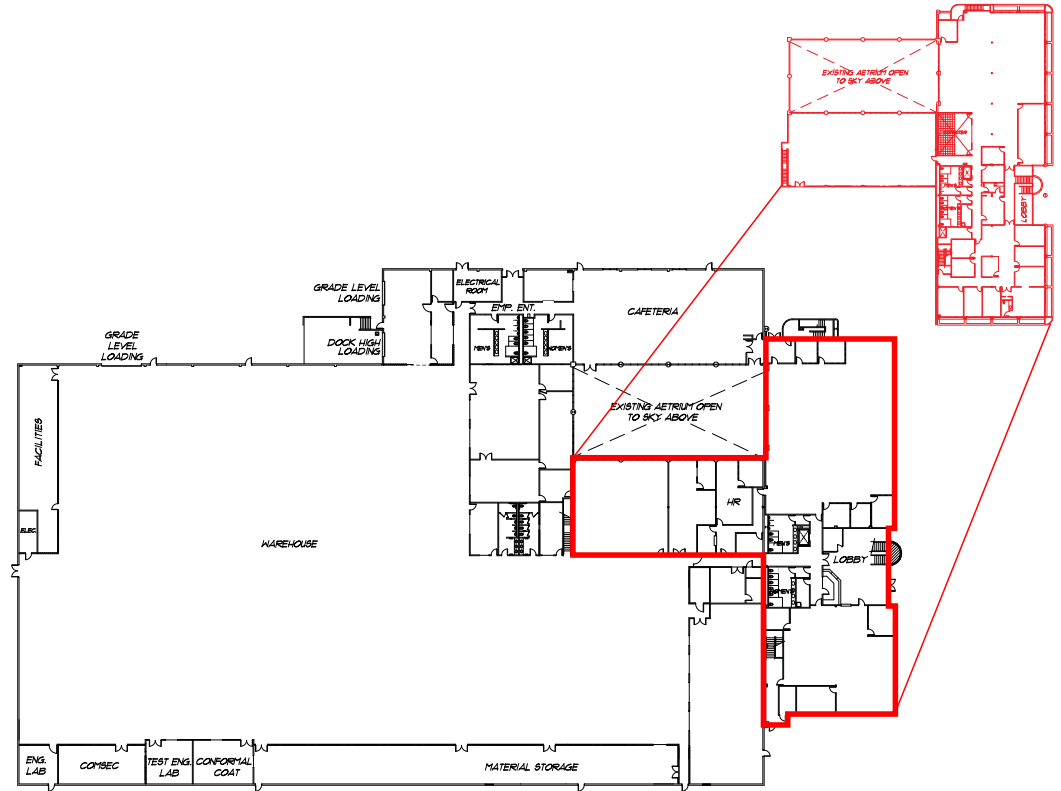
ADDRESS	200 Science Dr., Moorpark, CA 93021
BUILDING SIZE	115,538 SF
OFFICE SIZE	25,190 SF
MEZZANINE	12,290 SF
LAND	7.8 Acres
ZONING	M1
CLEAR HEIGHT	22 Feet
POWER	6,000 AMPs / 277-480v 3P4W
LOADING	1 DH/2GL
PARKING	379 Stalls (3.3/1,000)
LEASE RATE	\$1.15 PSF NNN

115,538
SQUARE FEET

22 FEET
CLEAR HEIGHT

\$1.15 PSF
LEASE RATE

\$0.20 PSF
EXPENSES



FLOOR PLAN NOT TO SCALE



SITE PLAN





IMMEDIATE
FREEWAY
ACCESS



HIGH
IMAGE



ALONG MAIN
THOROUGHFARE



HEAVY
POWER



ABUNDANT
PARKING



WALKING DISTANCE
TO RETAIL AMENITIES



Vegiterranean
Kitchen

Spring Rd
76

CHP

Enegren

SUBJECT

200 Science Drive
Moorpark, CA



WAREHOUSE
DISCOUNT
CENTER

Onix
MATTRESS

FAIRFIELD
Inn
Marrriott

KOHL'S Smart & Final

expect great things

SportClips HAIRCUTS

BRICK OVEN Kiku

COFFEE A LA MOON Jamba Juice T-Mobile

CALIFORNIA
118

E Los Angeles Ave

TARGET

TJ-MAXX

Famous
Footwear

Michaels
Where Creativity Happens

Patriot
COMMERCE CENTER

Patriot Dr

CALIFORNIA
23



DICK'S
SPORTING GOODS

verizon

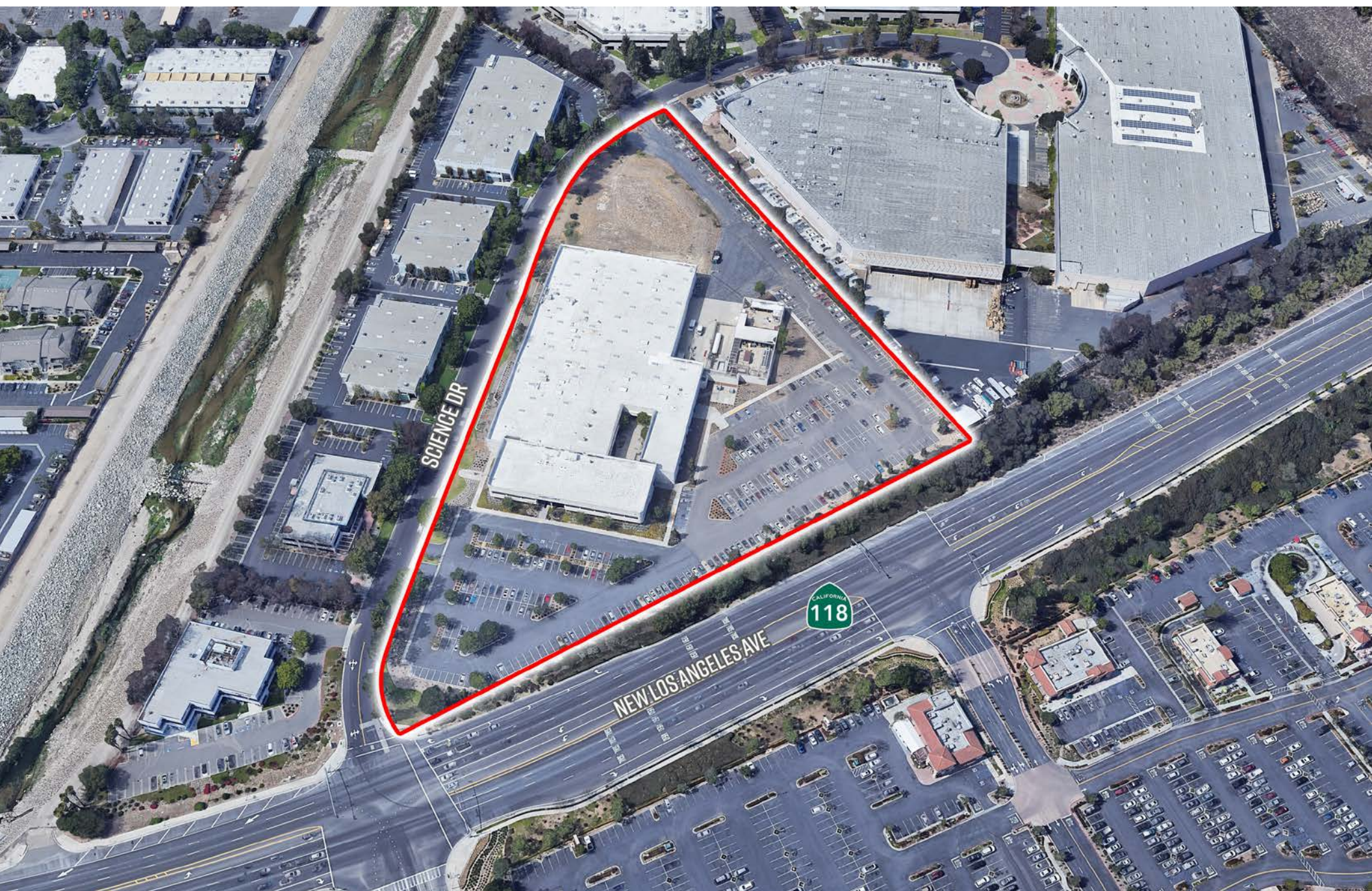
BANK OF AMERICA

PETCO

LESLIE'S

SHIMMING POOL SUPPLIES

CJ's Urban
Cafe



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