

**CHAMBERS BUSINESS PARK**

**INDUSTRIAL FOR LEASE**

**SIMI VALLEY, CA**



GRANT FULKERSON, SIOR  
Principal  
818.304.4956  
gfulkerson@lee-re.com  
www.fulkerson-re.com  
DRE# 01483890

BRYCE KOLB  
Associate  
818.497.3866  
bkolb@lee-re.com  
DRE# 02240862



**LEE & ASSOCIATES**  
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.





SUPERB STREET IDENTITY  
(13K + CARS/DAY)



NUMEROUS RETAIL  
AMENITIES NEARBY



IMMEDIATE ACCESS  
TO HIGHWAY 118



PARKING STALLS:  
3/1,000

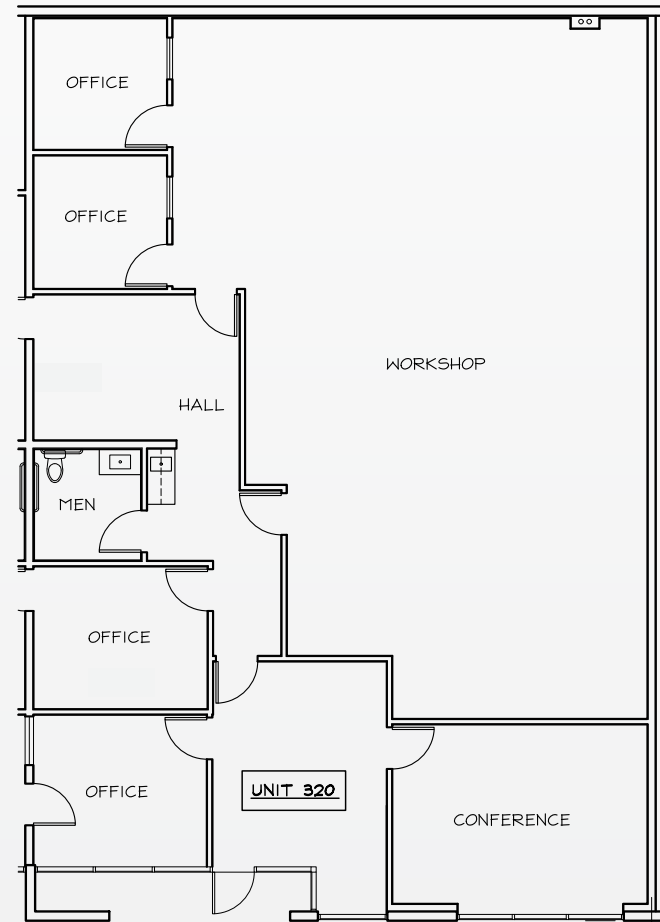
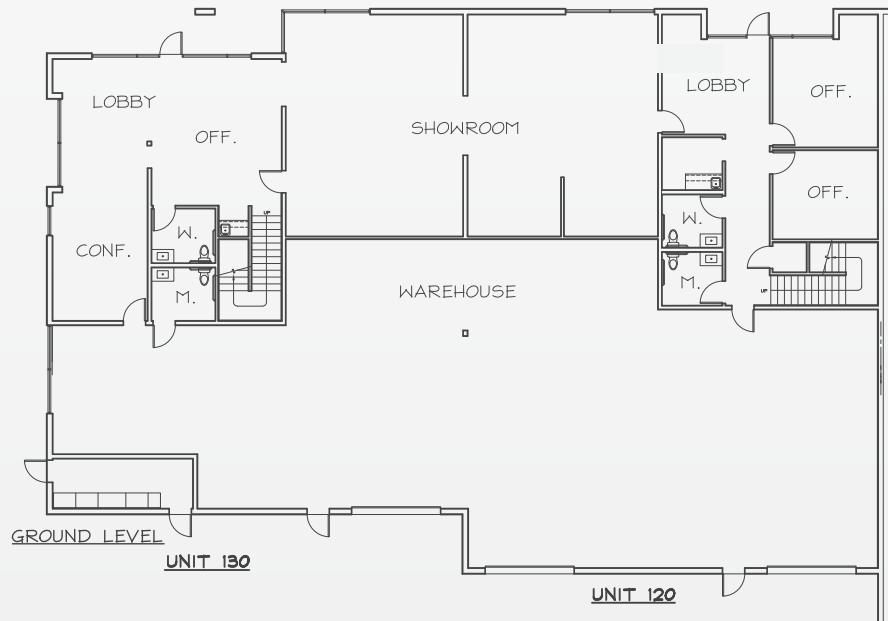
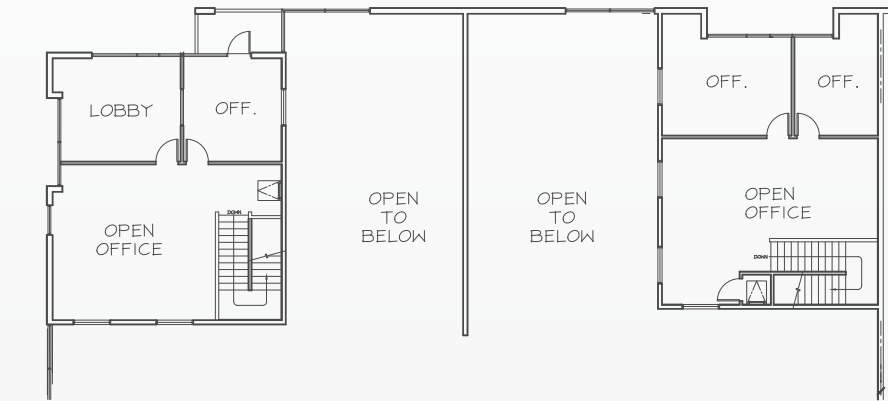


CLEAR HEIGHT:  
18' - 24'





UNIT	UNIT SIZE	1ST FLOOR OFFICE	MEZZANINE	WAREHOUSE	LOADING	PARKING	POWER	HEIGHT	LEASE RATE
<b>320</b>	2,942	453	N/A	2,489	1 GL	6 Stalls	200 A	18'	\$1.65 PSF Gross
<b>120</b>	5,258	1,000	999	3,259	2 GL	11 Stalls	200 A	24'	\$1.65 PSF Gross
<b>130</b>	4,693	974	983	2,736	2 GL	9 Stalls	200 A	24'	\$1.65 PSF Gross
<b>120/130</b>	9,951	1,974	1,982	5,995	4 GL	20 Stalls	400 A	24'	\$1.65 PSF Gross







GRANT FULKERSON, SIOR  
Principal  
818.304.4956  
gfulkerson@lee-re.com  
www.fulkerson-re.com  
DRE# 01483890

BRYCE KOLB  
Associate  
818.497.3866  
bkolb@lee-re.com  
DRE# 02240862



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES