

**R&D FOR LEASE**

**5153**

Camino Ruiz, Camarillo

5153



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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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.





- Master Planned Business Park
- Excellent Freeway Visibility and Identity
- Easy Access to Ventura 101 Freeway
- Walking Distance to Numerous Restaurant & Retail Amenities
- Abundant Surface Parking
- R&D Conversion Possible
- Heavy Power
- Clearance Heights up to 24 Feet
- Ground Level Loading Possible



**5153 CAMINO RUIZ**

**Lease Rate: T.B.D.**



## 5153 CAMINO RUIZ (Conceptual R&D Conversion)

**Year Built:** 1983

**Building Size:** 24,961-39,939 SF

**Lot Size:** 2.98 AC

**Structure:** Concrete exterior

**Elevator:** Yes

**Parking:** 158 surface spaces

**Zoning:** L-M

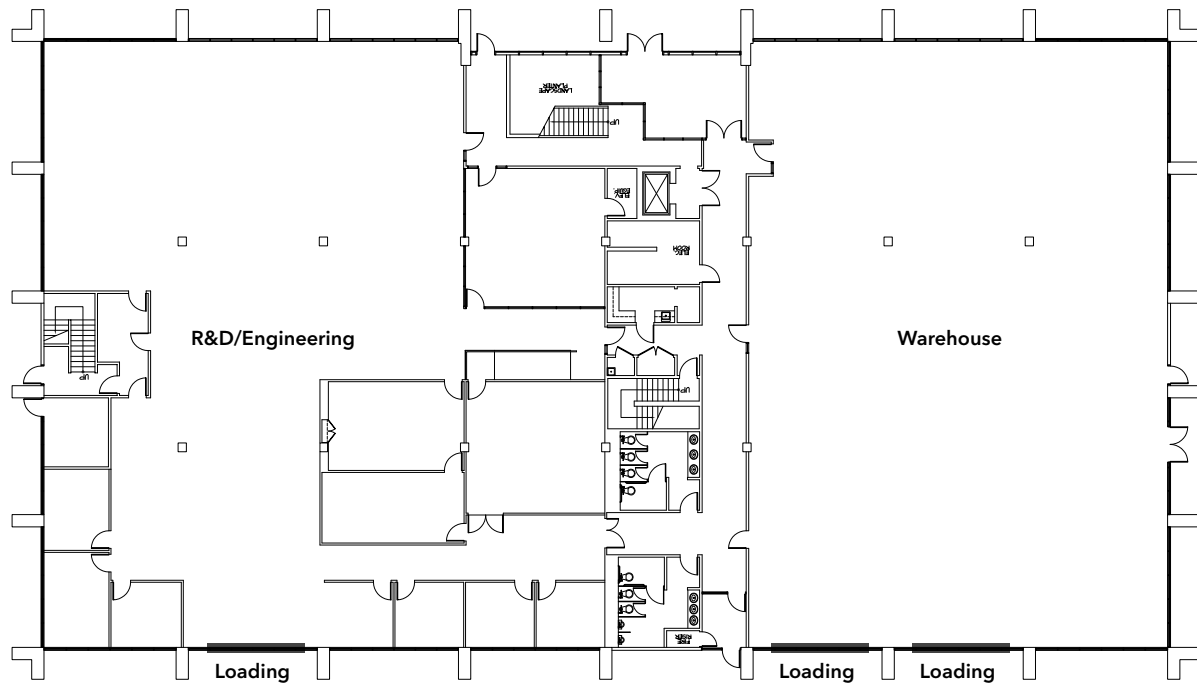
**HVAC:** (2) 50-ton units

**Power:** 1000 amp capacity; 480 volt

**Ceiling Height:** 24' (Possible)

**Loading:** Ground level



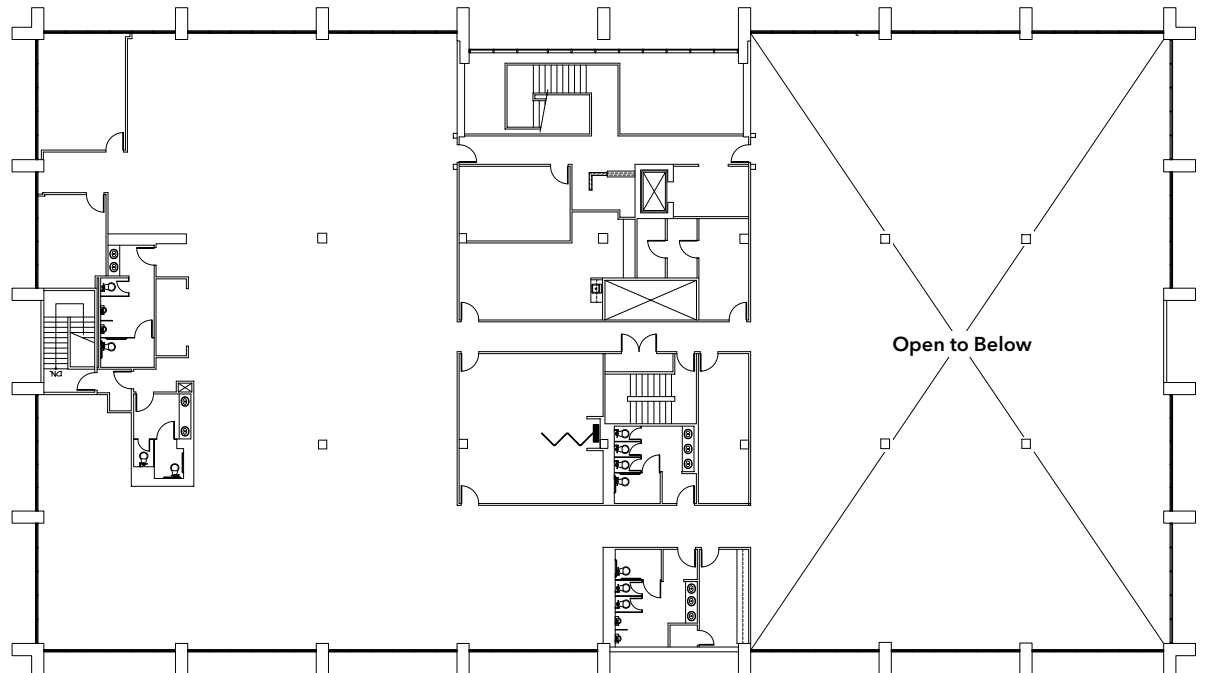


## FIRST FLOOR

±19,721 SF

## SECOND FLOOR

±12,500 SF



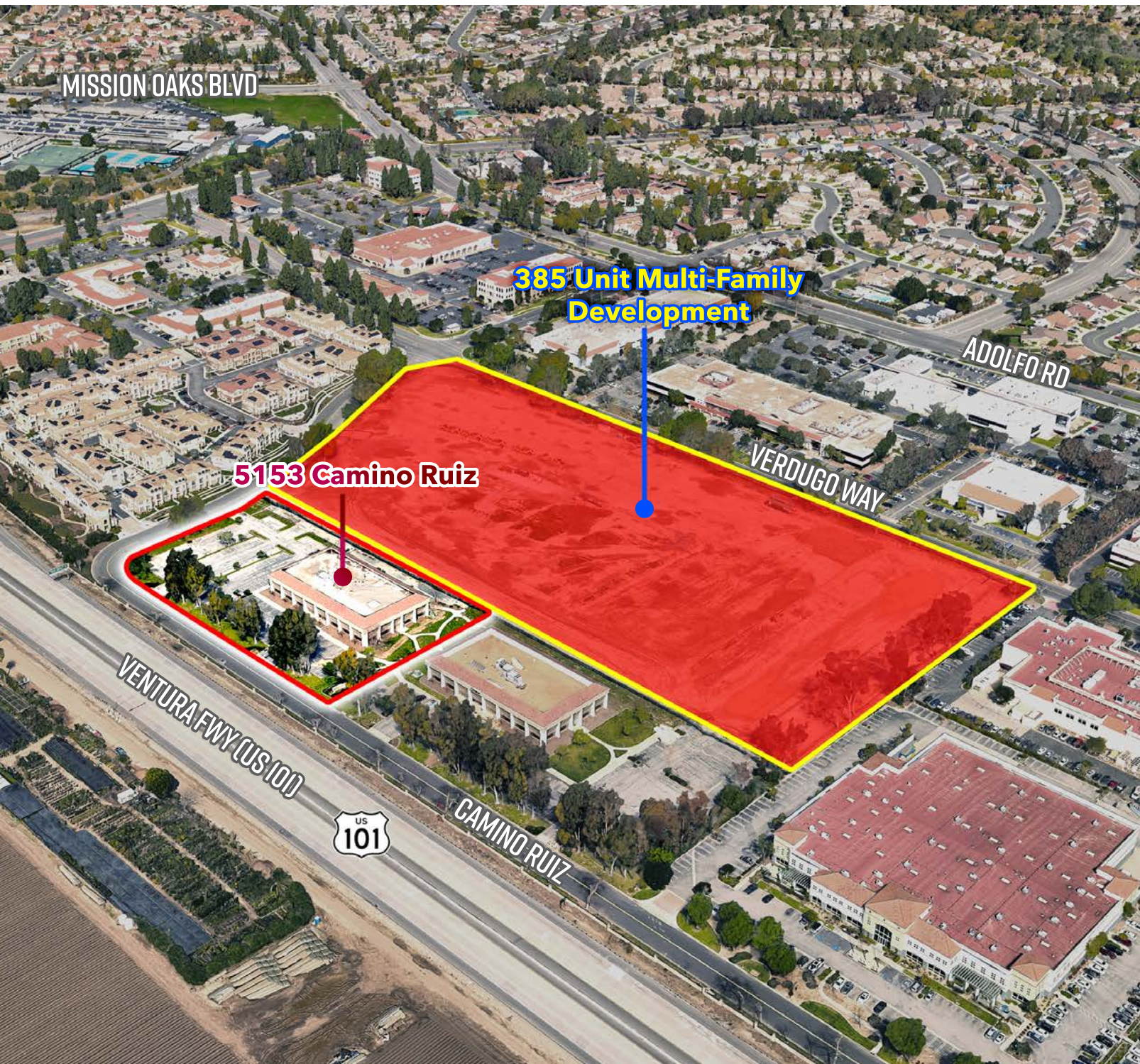












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