

110 W. COCHRAN ST, UNIT B
Simi Valley, California

**INDUSTRIAL
FOR LEASE**



MIKE TINGUS
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	110 W. Cochran St, Unit B Simi Valley, CA 93065
AVAILABLE SIZE	34,816 SF
OFFICE SF	8,100 SF
CLEAR HEIGHT	24 Feet
SPRINKLERS	ESFR
POWER	2,000A 277-480V 3P4W
GL LOADING	Two (2) Doors
DH LOADING	Two (2) Doors with Levelers
PARKING	104 Stalls (3.0/1,000)
LEASE RATE	\$1.20 PSF NNN

2DH, 2GL
LOADING

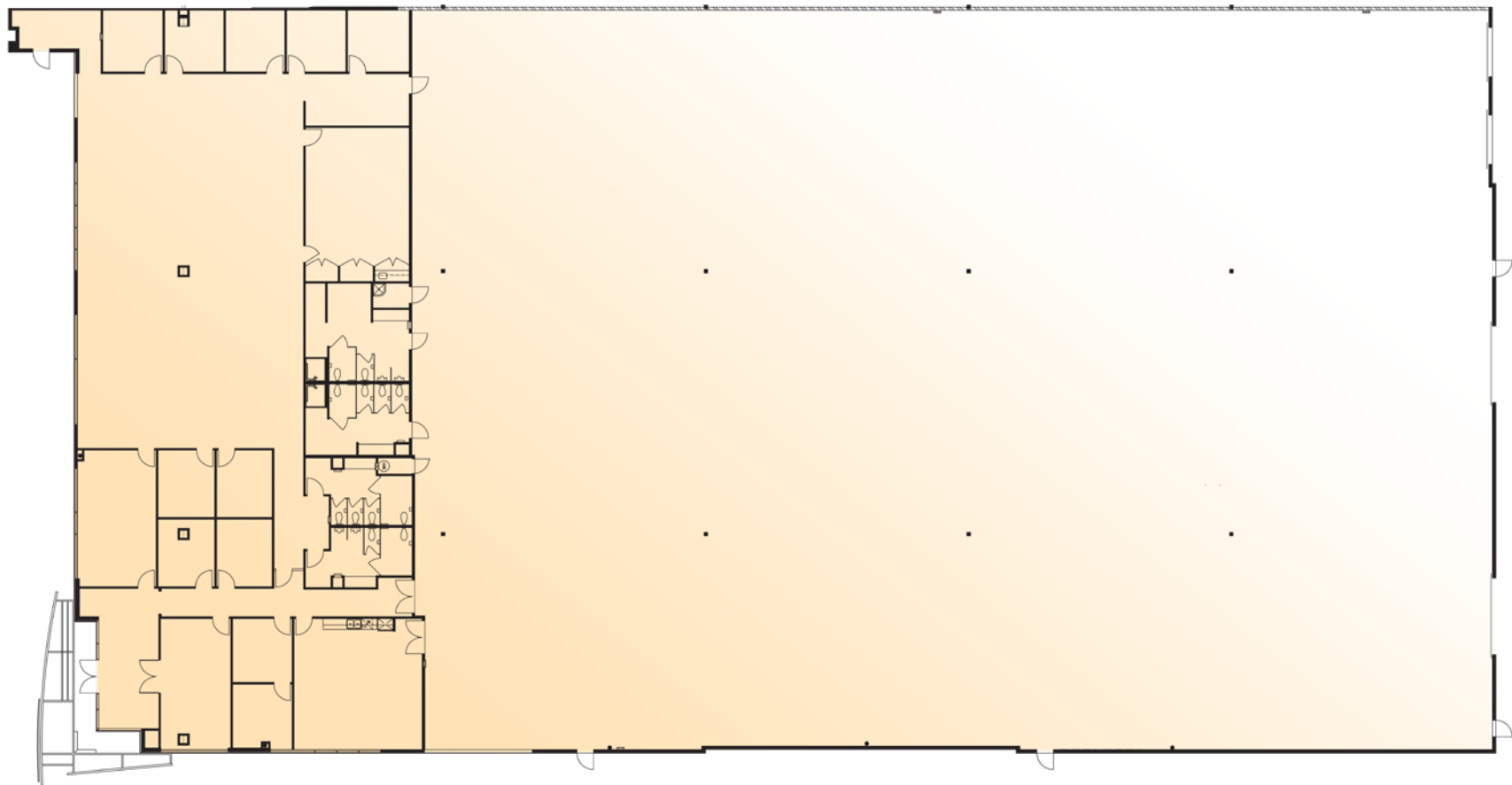
24 FEET
CLEAR HEIGHT

\$1.20 PSF
LEASE RATE

\$0.193 PSF
OPEX



FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE





HEAVY POWER



EXCEPTIONAL
CLEAR HEIGHT



OUTSTANDING
LOADING



SUBSTANTIAL
PARKING



EASY ACCESS TO
118 & 23 FREEWAYS



WALKING DISTANCE TO
RESTAURANTS & RETAIL
AMENITIES



ESFR
SPRINKLERS



IDEAL CORPORATE
HQ FACILITY



110 W COCHRAN ST · UNIT B
SIMI VALLEY, CALIFORNIA

W EASY ST

W COCHRAN ST

AMENITIES MAP



**110 COCHRAN ST, UNIT B,
SIMI VALLEY, CA 93065**

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