

997 FLOWER GLEN ST.
Simi Valley, California

**INDUSTRIAL
FOR LEASE**



MIKE TINGUS

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BRYCE KOLB

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818.497.3866
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	997 Flower Glen St., Simi Valley, CA 93065
AVAILABLE SIZE	29,769 SF
GROUND FLOOR OFFICE	5,340 SF
MEZZANINE	5,085 SF
LAND	3.92 Acres
CLEAR HEIGHT	24 Feet
POWER	600amps 277-480v 3P4W
GL LOADING	Two (2) Doors
PARKING	75 Stalls (2.5/1,000)
LEASE RATE	\$1.275 PSF NNN

29,769
SQUARE FEET

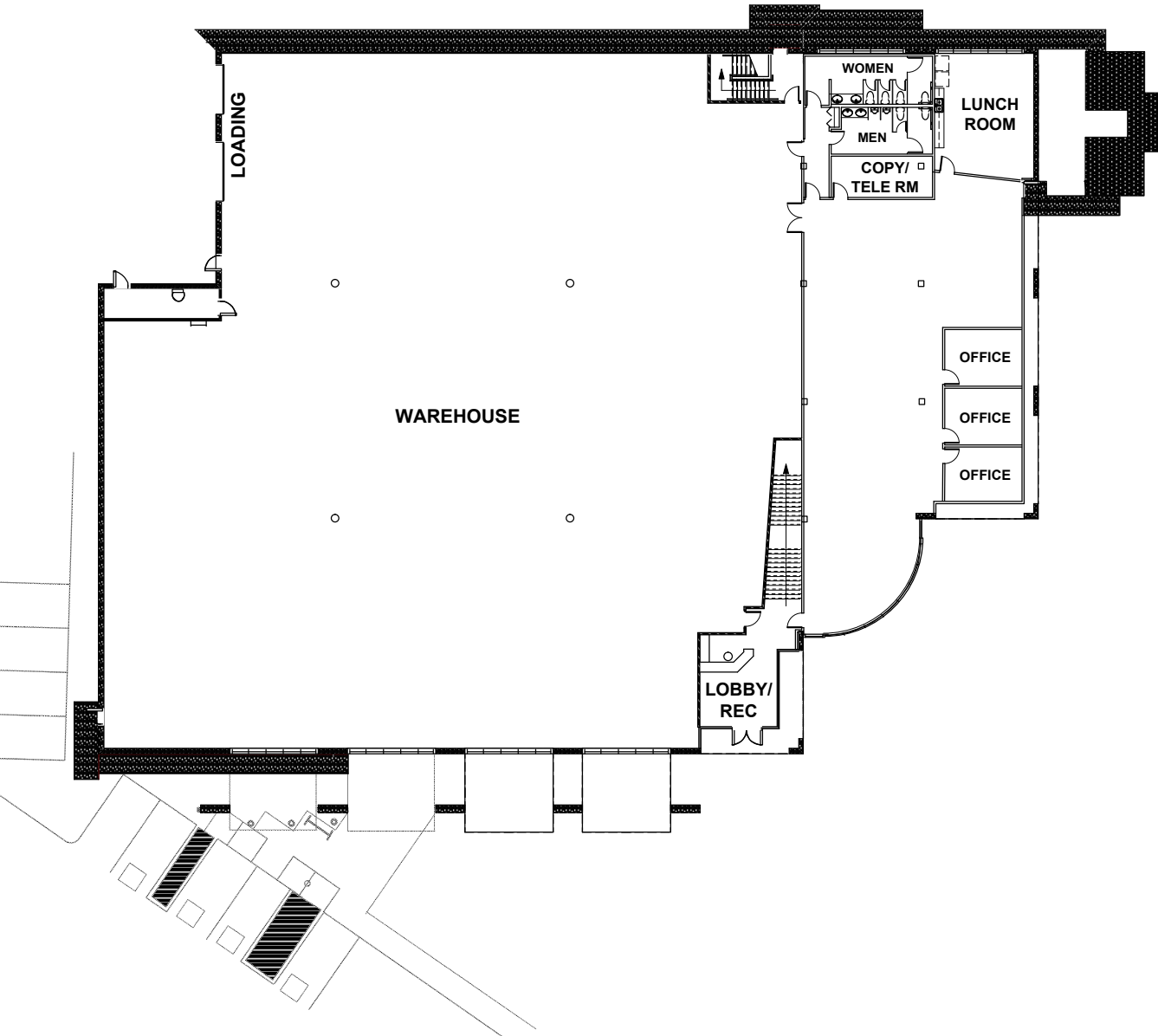
24 FEET
CLEAR HEIGHT

\$1.275 PSF
LEASE RATE

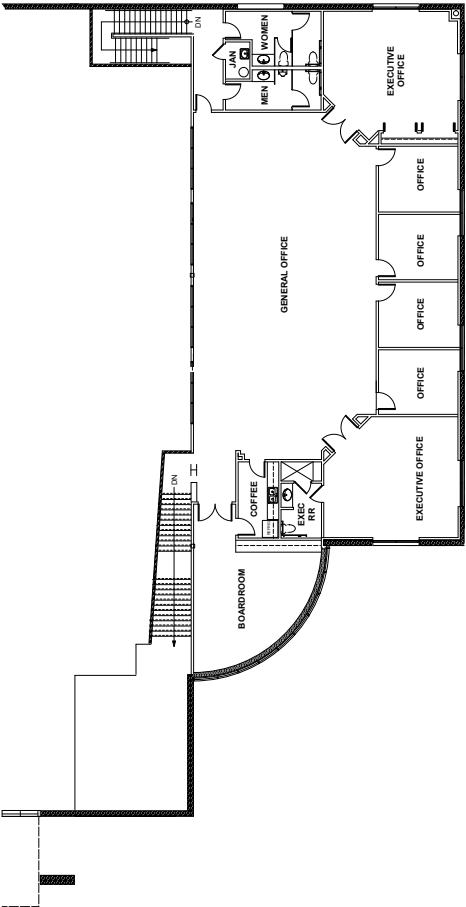
\$0.328 PSF
OPEX



FLOOR PLAN



MEZZANINE



FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.





FREE-STANDING
BUILDING



BREATHTAKING
PANORAMIC VIEWS



IMMEDIATE ACCESS TO
118 HIGHWAY



IMMACULATE
IMPROVEMENTS



100%
HVAC



WALKING DISTANCE TO
SIMI VALLEY TOWN CENTER



LOCATOR MAP



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