

TAPO BUSINESS PARK

4590-4596 ISH DRIVE | SIMI VALLEY, CA

INDUSTRIAL FOR LEASE
2,055 - 3,360 SQUARE FEET



**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. CID #01191898

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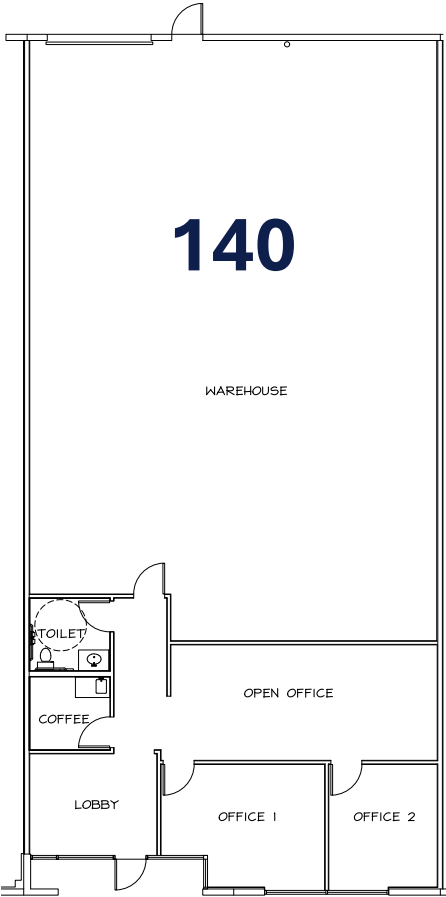
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**WEST AMERICA
CONSTRUCTION**

FLOOR PLAN

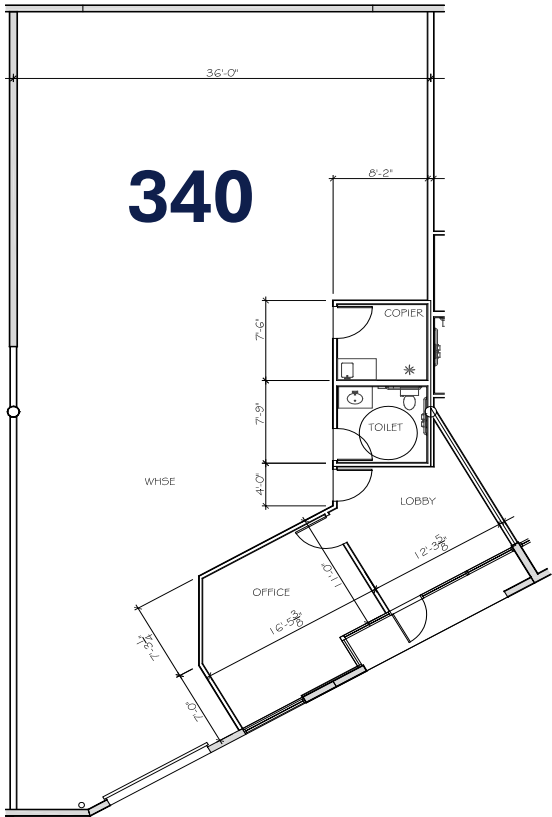
4590 ISH DRIVE | UNIT 140

Total Size:	3,360 SF
Office Size:	917 SF
Warehouse Size:	2,419 SF
Clear Height:	24 Feet
Parking:	Seven (7) Stalls
Loading:	One (1) Ground Level
Lease Rate:	\$1.65 PSF Gross



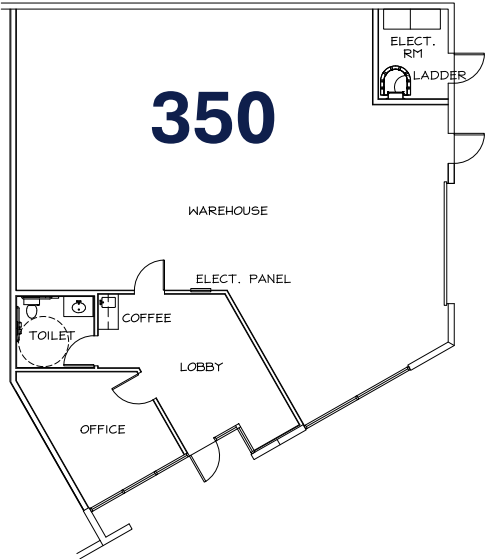
4593 ISH DRIVE | UNIT 340

Total Size:	2,490 SF
Office Size:	425 SF
Warehouse Size:	2,053 SF
Clear Height:	18 Feet
Parking:	Five (5) Stalls
Loading:	One (1) Ground Level
Lease Rate:	\$1.65 PSF Gross



4593 ISH DRIVE | UNIT 350

Total Size:	2,055 SF
Office Size:	359 SF
Warehouse Size:	1,684 SF
Clear Height:	18 Feet
Parking:	Four (4) Stalls
Loading:	One (1) Ground Level
Lease Rate:	\$1.65 PSF Gross



SITE PLAN



PRISTINE BUSINESS
PARK ENVIRONMENT



SCENIC MOUNTAIN
VIEWS



ABUNDANT PARKING
(3/1000 POSSIBLE)



IMPRESSIVE CLEAR
HEIGHTS



EXPANSION
CAPABILITIES





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