

**1340 - 1380 FLYNN RD.
Camarillo, California**

**INDUSTRIAL/R&D
FOR SALE OR LEASE**

GRANT FULKERSON, SIOR

PRINCIPAL

818.304.4956

GFULKERSON@LEE-RE.COM

WWW.FULKERSON-RE.COM

DRE# 01483890

BRETT SAUNDERS

PRINCIPAL

818.581.7061

BSAUNDERS@LEE-RE.COM

WWW.SAUNDERS-RE.COM

DRE# 01991011

DREW STEWART

ASSOCIATE

805.390.4455

DSTEWART@LEE-RE.COM

DRE# 01859831

 **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.

PROPERTY INFORMATION

ADDRESS	1340 - 1380 Flynn Rd., Camarillo, CA 93012
AVAILABLE SIZE	61,672 SF
MEZZANINE	17,480 SF
LAND	2.5 Acres
CLEAR HEIGHT	22 Feet
POWER	2,000amps 277-480v 3P4W
GL LOADING	Three (3) Doors
DH LOADING	One (1) Door
PARKING	150 Stalls (2.4/1,000)
LEASE RATE	\$0.88 PSF NNN
SALE PRICE	\$177.50 PSF (\$10,950,000)



61,672
SQUARE FEET

\$0.18 PSF
OPEX

\$177.50 PSF
SALE PRICE

\$0.88 PSF
LEASE RATE



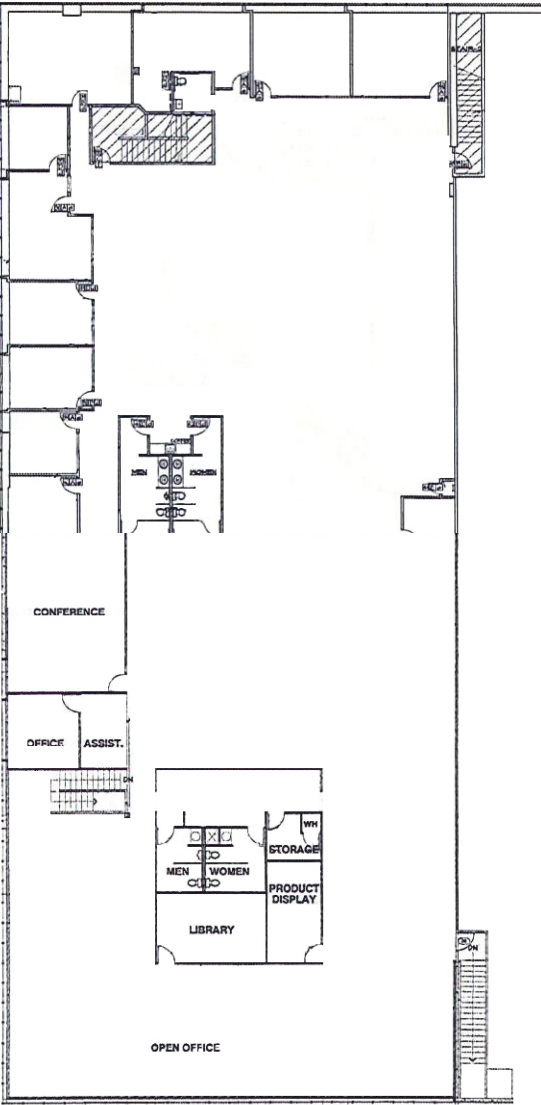
PROPERTY PHOTOS



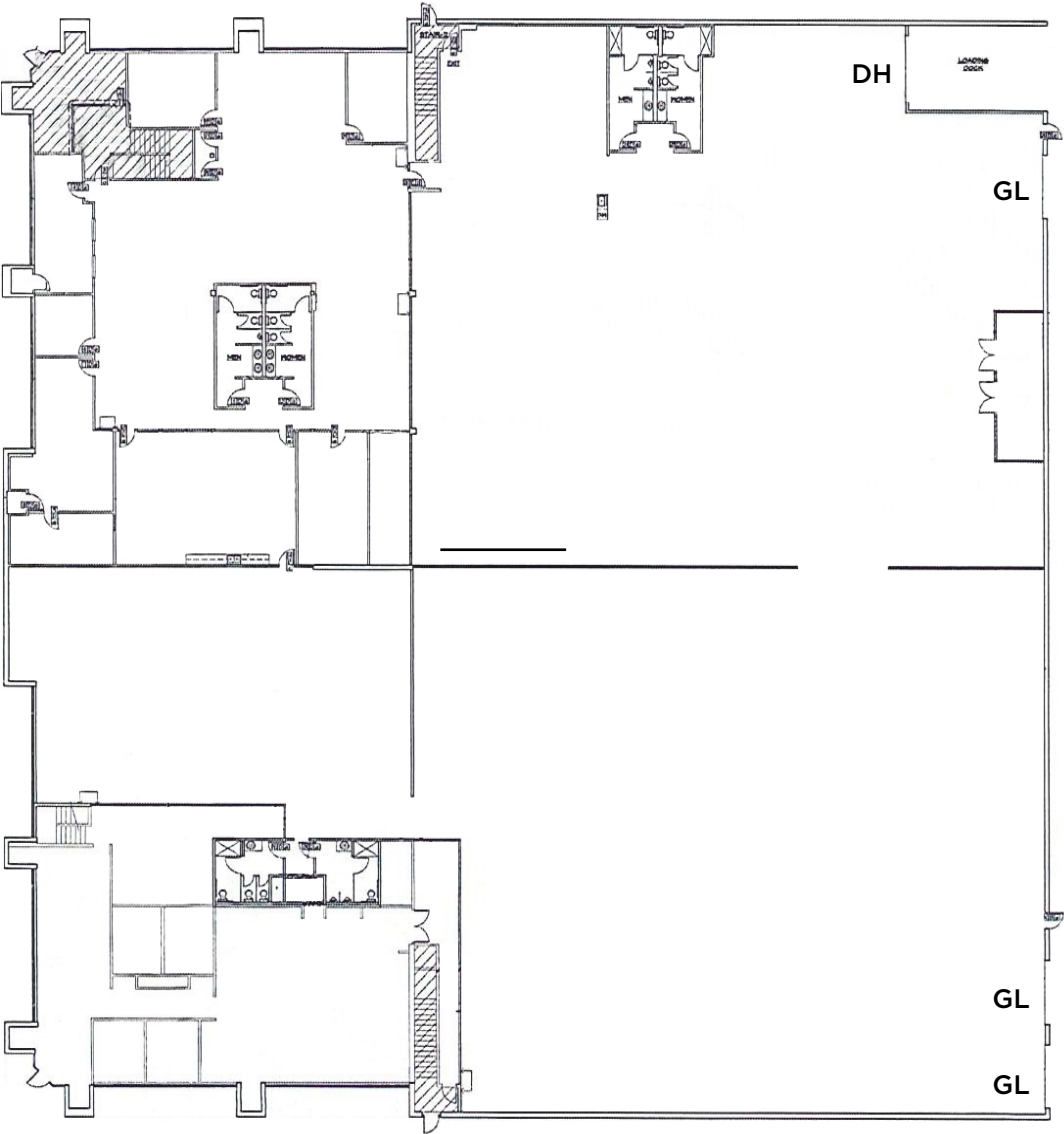
PROPERTY PHOTOS



FLOOR PLAN



MEZZANINE



GROUND FLOOR

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





**HEAVY
POWER**



**INFRASTRUCTURE FOR
ENGINEER/R&D USES**



**FLEXIBLE
ZONING**



**RARE PURCHASE
OPPORTUNITY**



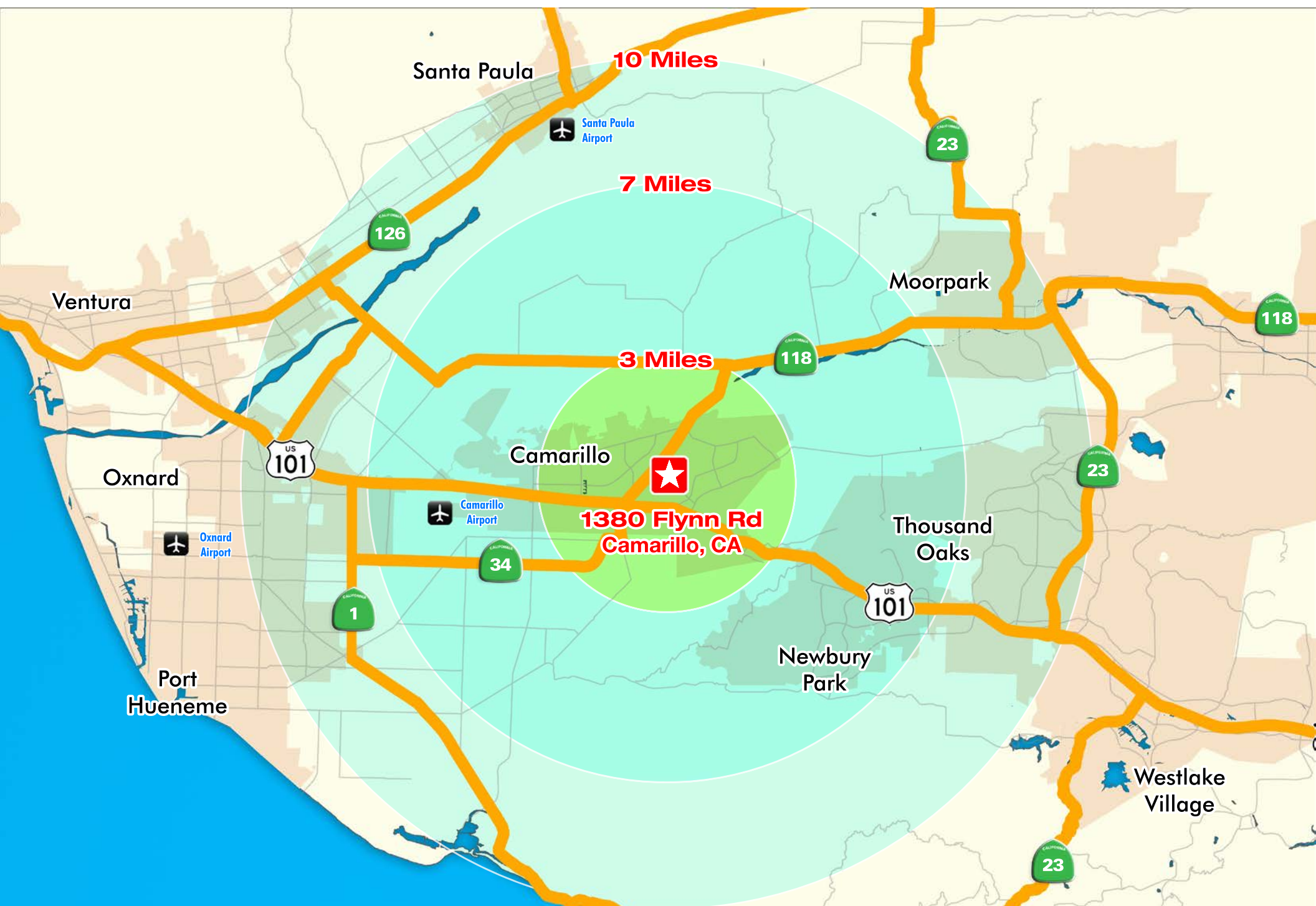
**DOCK HIGH &
GROUND LEVEL
LOADING**



DIVISIBLE



LOCATOR MAP





**1340 - 1380 FLYNN RD.
CAMARILLO, CA 93012**

GRANT FULKERSON, SIOR

PRINCIPAL

818.304.4956

GFULKERSON@LEE-RE.COM

WWW.FULKERSON-RE.COM

DRE# 01483890

BRETT SAUNDERS

PRINCIPAL

818.581.7061

BSAUNDERS@LEE-RE.COM

WWW.SAUNDERS-RE.COM

DRE# 01991011

DREW STEWART

ASSOCIATE

805.390.4455

DSTEWART@LEE-RE.COM

DRE# 01859831

