

# TAPO BUSINESS PARK

4590-4596 ISH DRIVE | SIMI VALLEY, CA

INDUSTRIAL FOR LEASE  
2,490 - 3,360 SQUARE FEET



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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Professionally developed,  
owned & managed by:

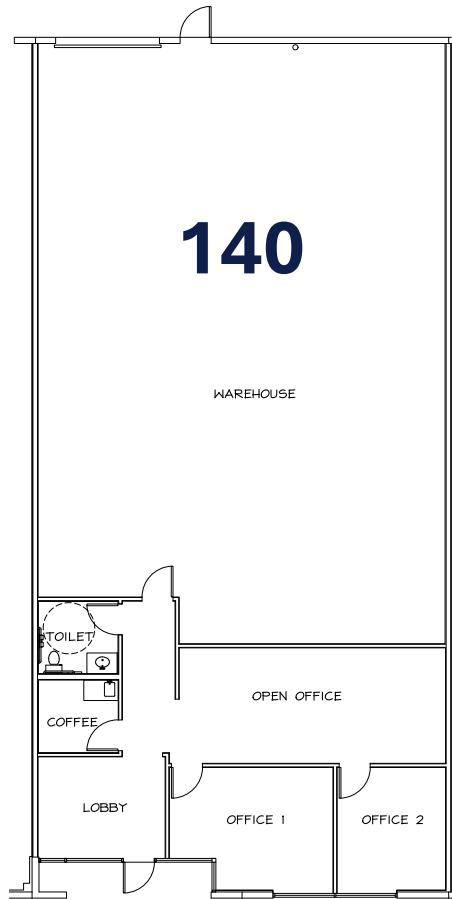
**WEST AMERICA  
CONSTRUCTION**

## FLOOR PLAN

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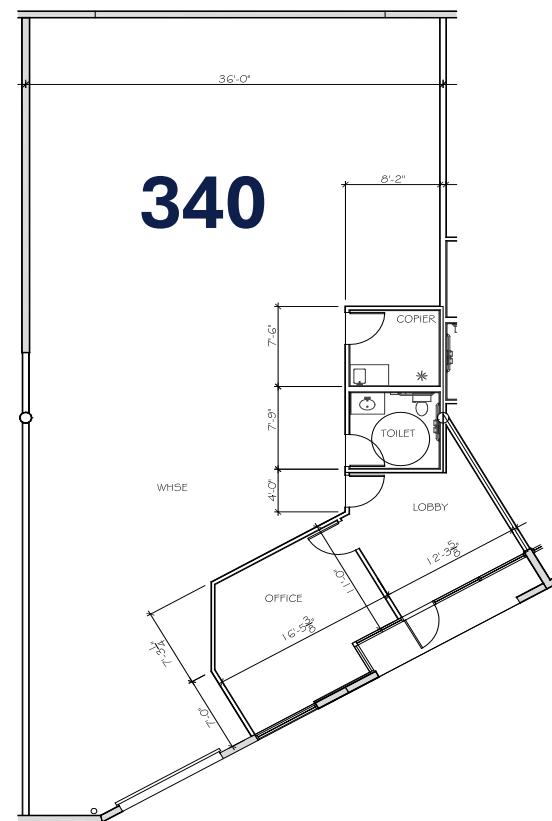
### 4590 ISH DRIVE | UNIT 140

<b>Total Size:</b>	3,360 SF
<b>Office Size:</b>	917 SF
<b>Warehouse Size:</b>	2,419 SF
<b>Clear Height:</b>	24 Feet
<b>Parking:</b>	Seven (7) Stalls
<b>Loading:</b>	One (1) Ground Level
<b>Lease Rate:</b>	<b>\$1.75 PSF Gross</b>



### 4593 ISH DRIVE | UNIT 340

<b>Total Size:</b>	2,490 SF
<b>Office Size:</b>	425 SF
<b>Warehouse Size:</b>	2,053 SF
<b>Clear Height:</b>	18 Feet
<b>Parking:</b>	Five (5) Stalls
<b>Loading:</b>	One (1) Ground Level
<b>Lease Rate:</b>	<b>\$1.75 PSF Gross</b>



# SITE PLAN



PRISTINE BUSINESS  
PARK ENVIRONMENT



SCENIC MOUNTAIN  
VIEWS



ABUNDANT PARKING  
(3/1000 POSSIBLE)

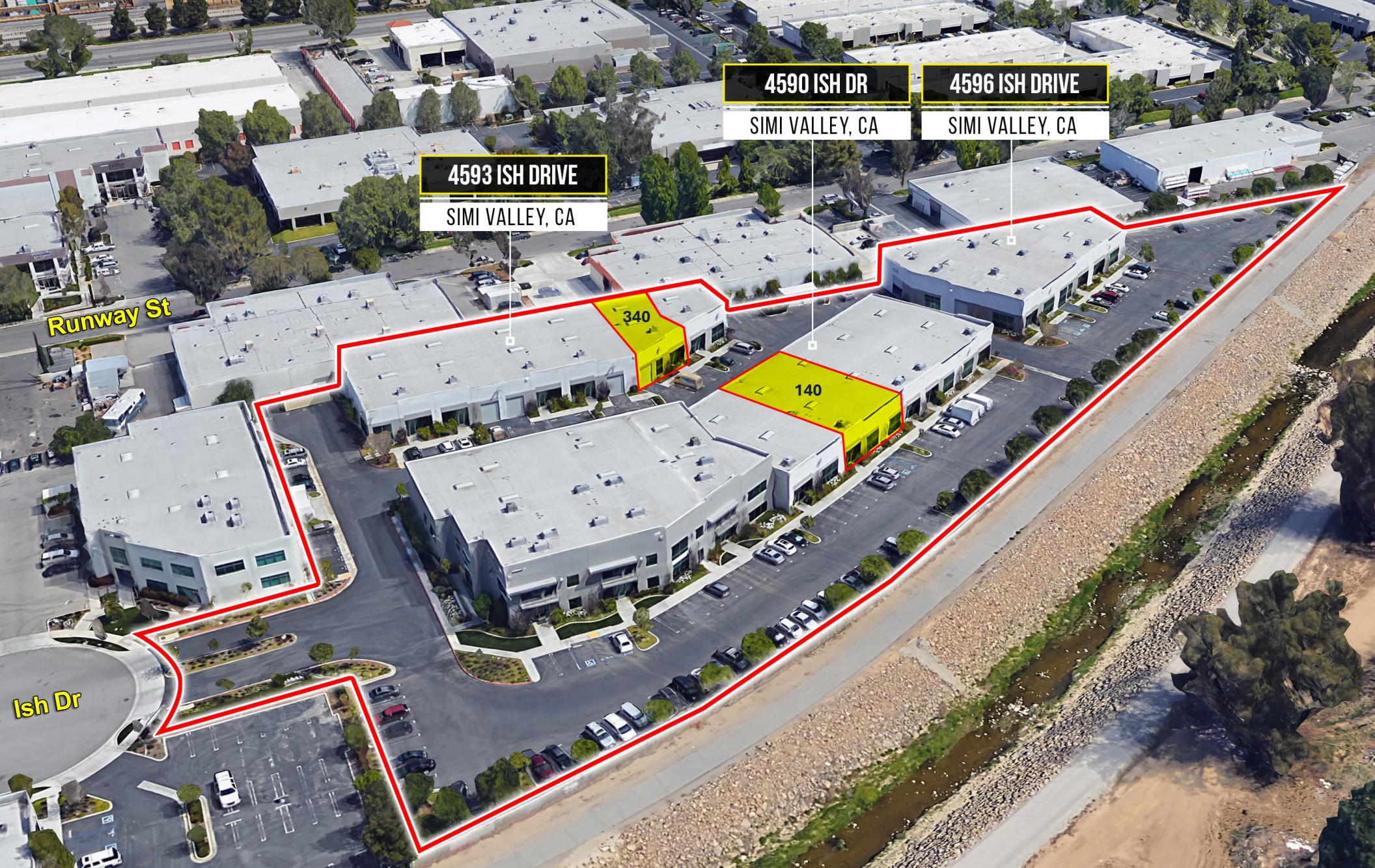


IMPRESSIVE CLEAR  
HEIGHTS



EXPANSION  
CAPABILITIES





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