



46,360 SF AVAILABLE FOR LEASE

HIGH-IMAGE DISTRIBUTION FACILITY | INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO

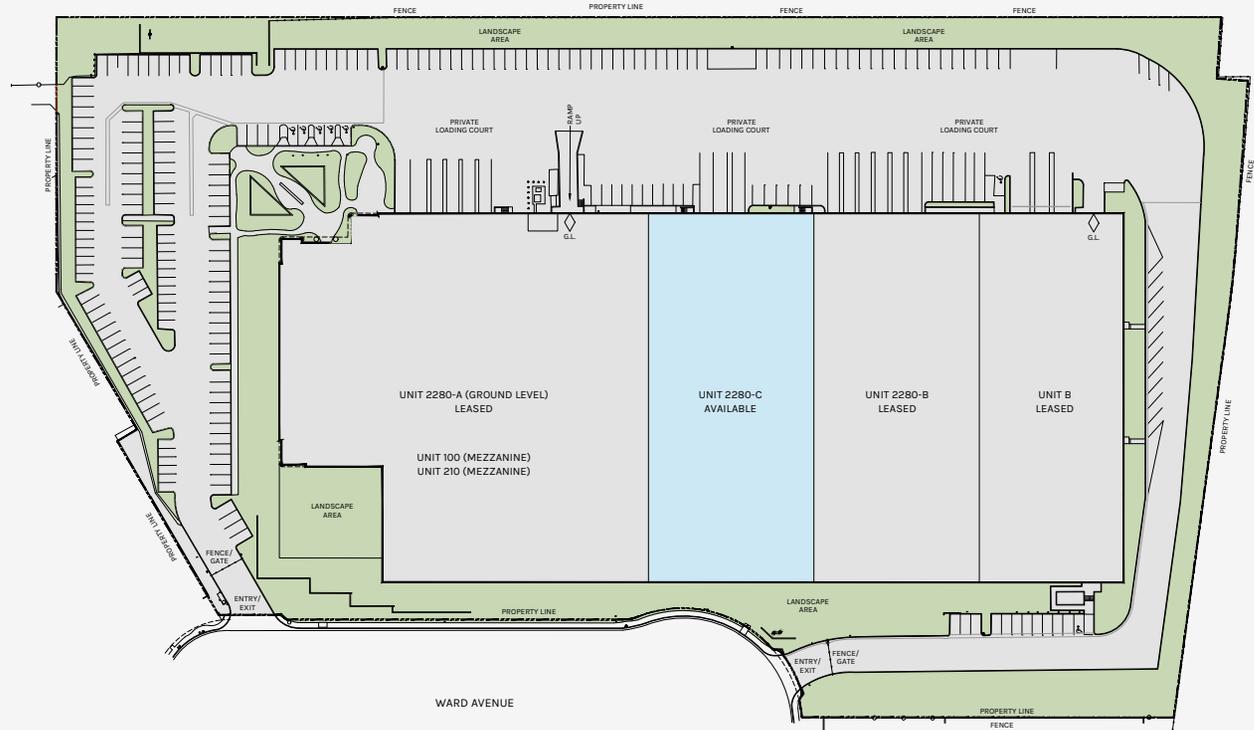
2280 WARD AVENUE

Simi Valley, CA | Ventura County



FEATURES

- 24'-26' clear height
- ESRF sprinklers
- 143' turning radius truck court
- \$1.45 MG + \$0.08 CAM PSF
- 15,188 SF of additional office available to lease

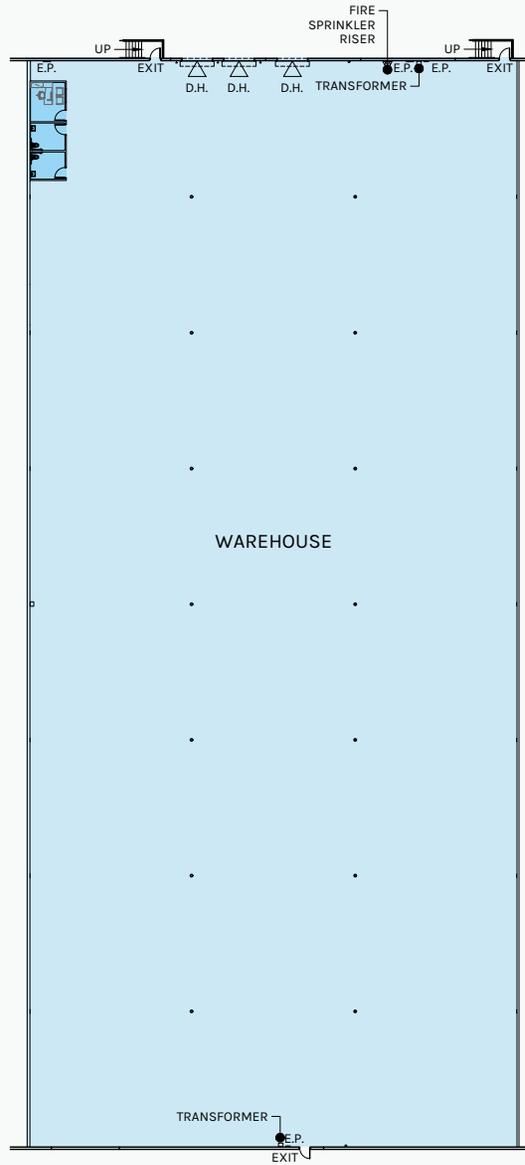


UNIT C FLOOR PLAN

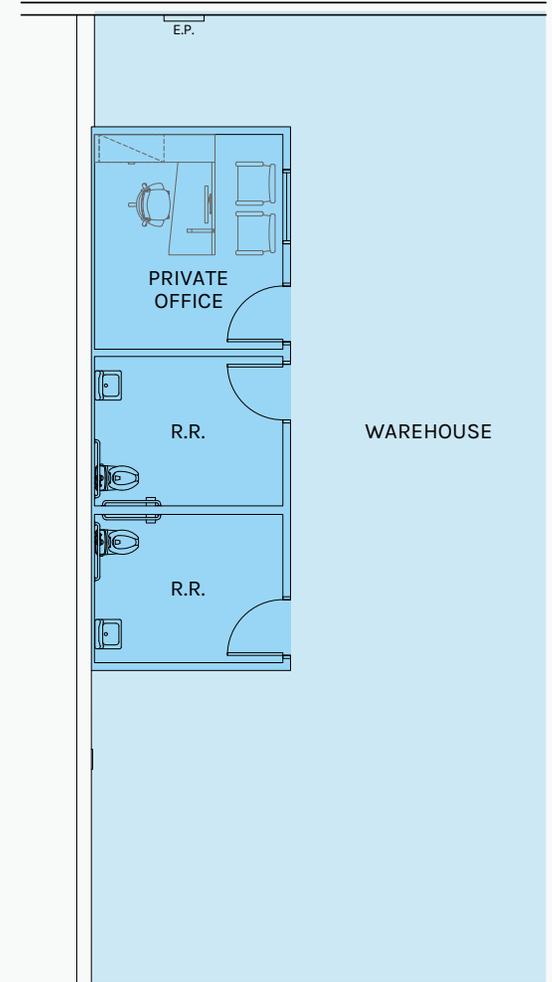
46,360 SF
TOTAL

314 SF
OFFICE

Plan layout is subject to field conditions and may differ from the plan as shown. All information presented in this drawing is presumed to be accurate; however, tenant should verify pertinent information prior to committing to a lease. Any furniture or appliances shown on the plan are for concept only and will be provided by tenant.



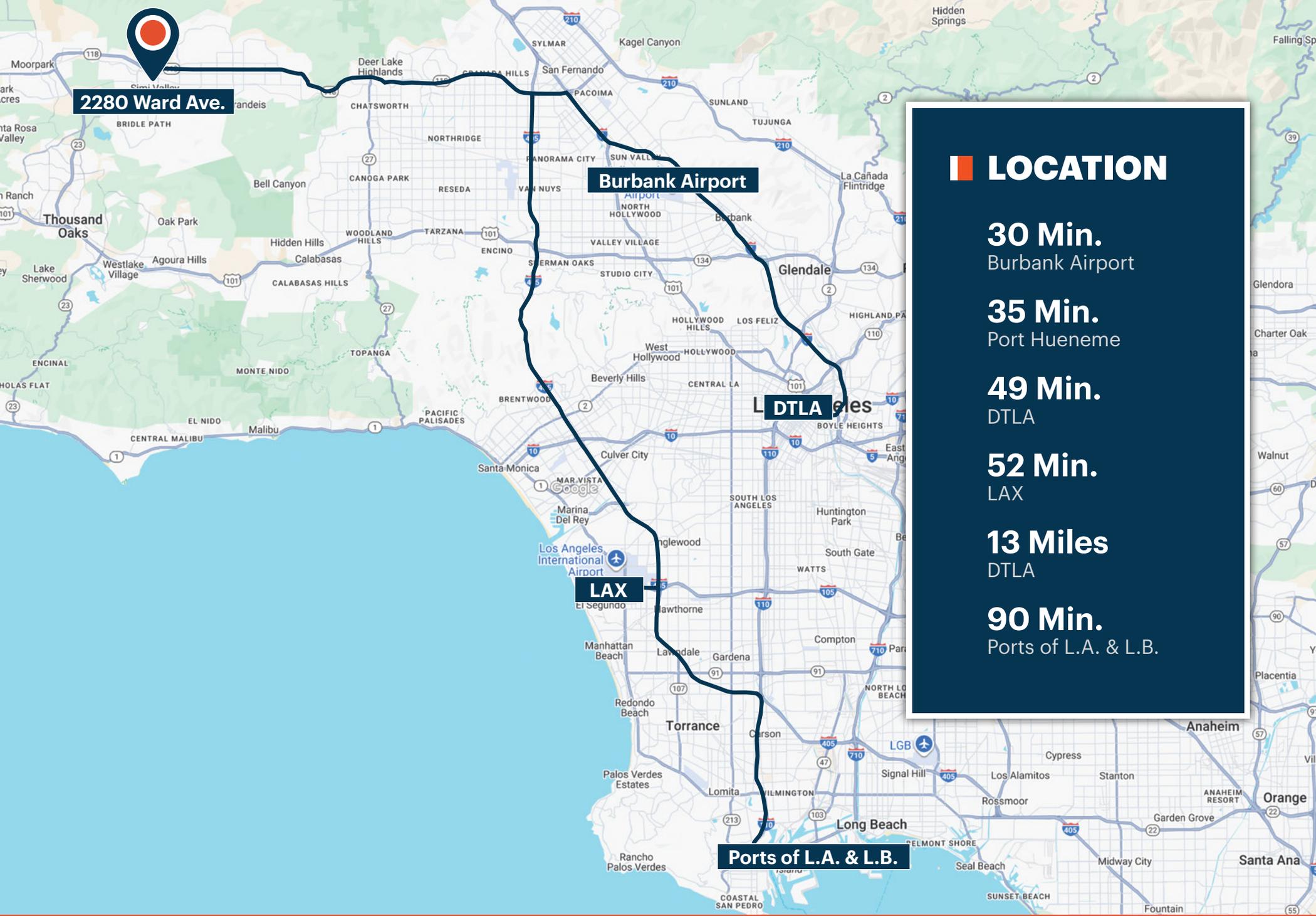
OVERALL FLOOR PLAN



OFFICE PLAN



2280 Ward Ave.



LOCATION

30 Min.
Burbank Airport

35 Min.
Port Hueneme

49 Min.
DTLA

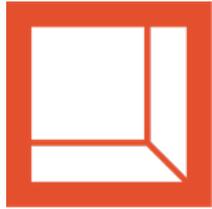
52 Min.
LAX

13 Miles
DTLA

90 Min.
Ports of L.A. & L.B.

2280 Ward Avenue





**Rexford
Industrial**

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