

5450 TECH CIRCLE
Moorpark, California

**INDUSTRIAL
FOR LEASE**



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	5450 Tech Circle, Moorpark, CA 93021
BUILDING SIZE	10,960 SF
OFFICE SIZE	±4,320 SF
LAND	22,651 SF
ZONING	M2
CLEAR HEIGHT	18 Feet
POWER	400AMPS, 277-480v 3P 4W
LOADING	Two (2) Ground Level
PARKING	23 Stalls
LEASE RATE	\$1.15 PSF NNN
OPEX	\$0.15 PSF



Extensive Power Infrastructure

Designed to accommodate power-intensive manufacturing, industrial, and R&D operations.



16' x 20' Fully Permitted Spray Booth

VCAPCD/VAQMD-permitted spray booth in place for immediate operational use.



Compressed Air System Infrastructure

Configured for a 30 HP exterior air compressor with pneumatic distribution throughout the facility.



Free-Standing Building

Standalone facility providing enhanced identity, access, and operational flexibility.



Low Operating Expenses

Efficient ownership and occupancy costs that help reduce overall operating expenses.

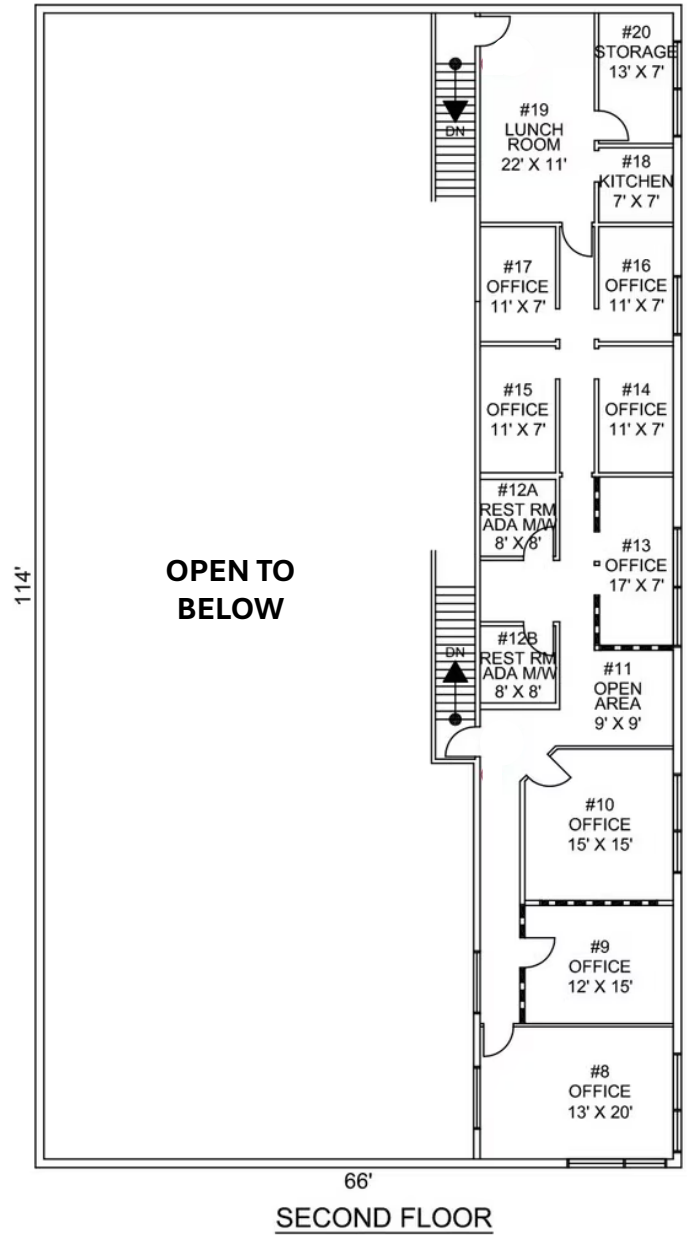
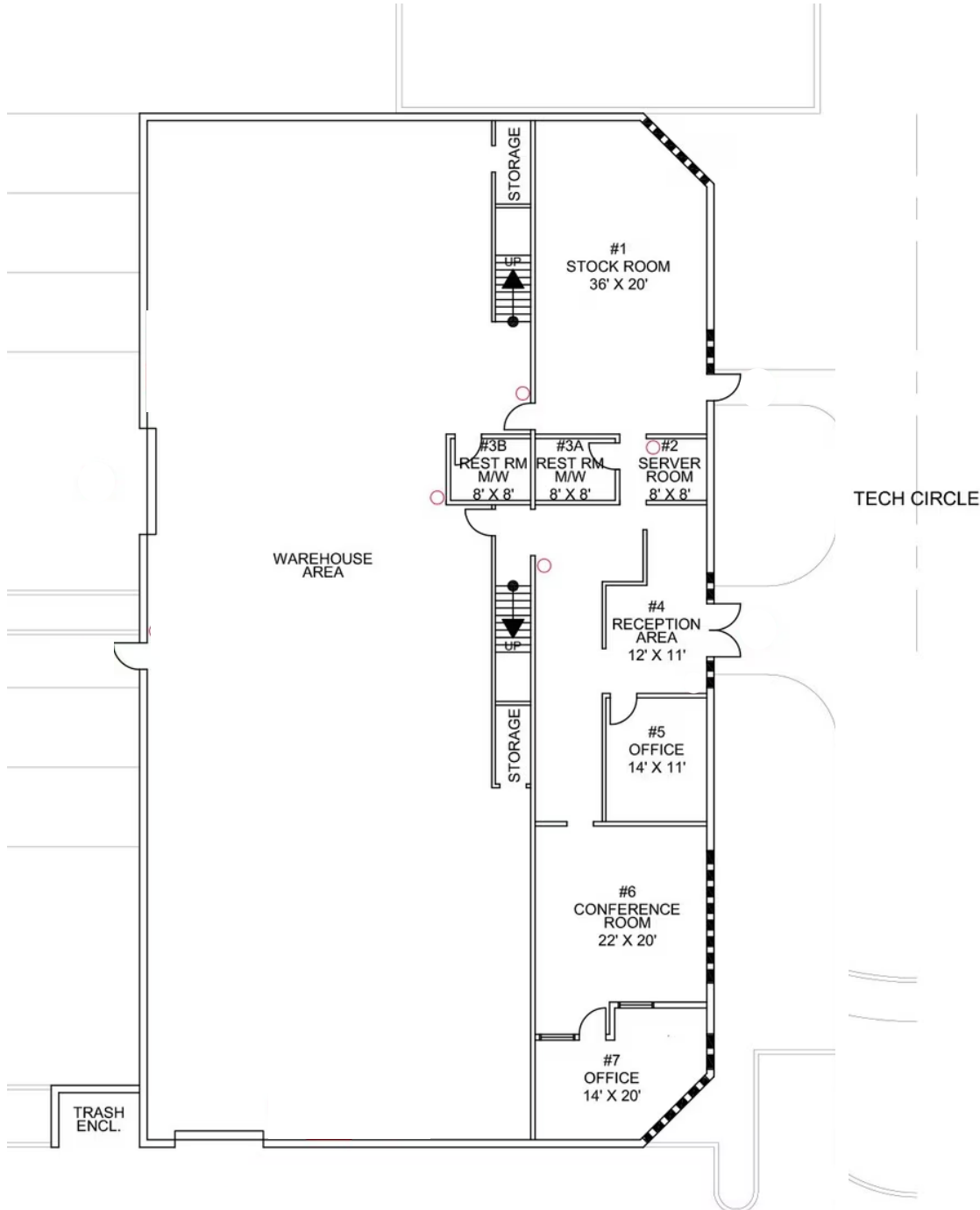


High-Speed Fiber Connectivity

Fiber-optic service available from AT&T, Spectrum, and EarthLink with speeds exceeding 2 Gbps.



FLOOR PLAN





5450 TECH CIRCLE
MOORPARK, CALIFORNIA

TECH CIRCLE

LOCATOR MAP



