

PEPPER TREE BUSINESS PARK

3757 Old Conejo Road, Newbury Park, CA



3,784 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

For More Information
Please Contact:

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Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
2775 N Ventura Road, Suite 201
Oxnard, CA 93036



COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS

- Rare Size Industrial Unit
- Light Manufacturing/Warehouse Uses
- Oversize Loading Door | 14' x 12'
- Close Proximity to 101 Freeway
- **Lease Rate:** \$5,298/mo (\$1.40 PSF Gross)*

**Plus a \$0.05 per square foot Common Area Maintenance (CAM) fee.*



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PROPERTY SPECIFICATIONS

Available SF	3,784
Total Bldg SF	POL
Land SF	POL
Office SF	TBD
Zoning	M1
Year Built	1983
Power	200A 120/208V Ø3 W4
Loading	(1) GL (14'x12')
Min Clear Ht	15 Feet
Parking	8 Spaces

LEASE INFORMATION

Square Feet	3,784
Lease Per Month	\$5,298
Lease Per Sq Ft	\$1.40*

* Plus a \$0.05 per square foot Common Area Maintenance (CAM) fee.

Tenant to verify all information.

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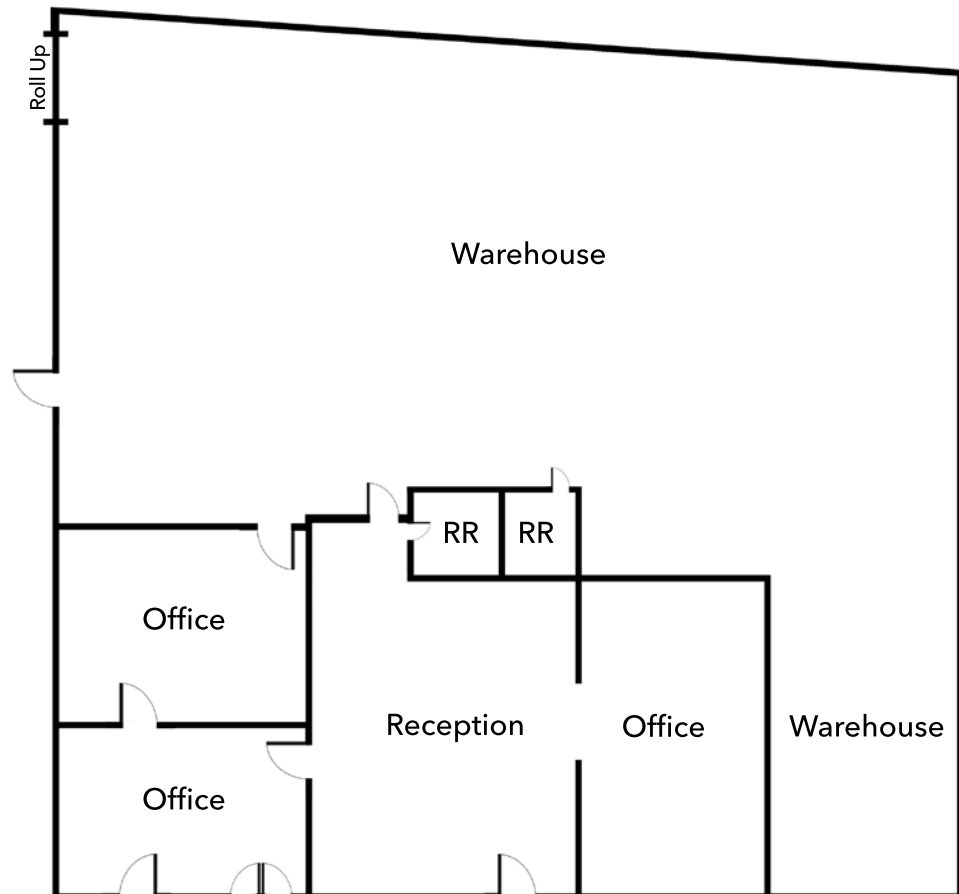
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FLOOR PLAN



NOT TO SCALE