



3987

Heritage Oak Ct.

Simi Valley, California

NEWMARK

Available for lease

57,184 SF CLASS A INDUSTRIAL SPACE

RATE REDUCTION! MAJOR RENOVATIONS COMPLETED!

BUILDING FEATURES



57,184 SF Class A industrial space



4 dock high doors with edge of dock levelers



1 Ground level loading door



800 Amps 277/480V



New LED lighting throughout warehouse



26 to 28-foot clear height



Approximately 9,352 SF office area
(4,188 SF Mezzanine)



Renovations recently completed:
full office renovation, new
warehouse LED lighting, roof,
interior/exterior paint, dock levelers,
fresh landscaping, new asphalt



Immediate access to Hwy 118

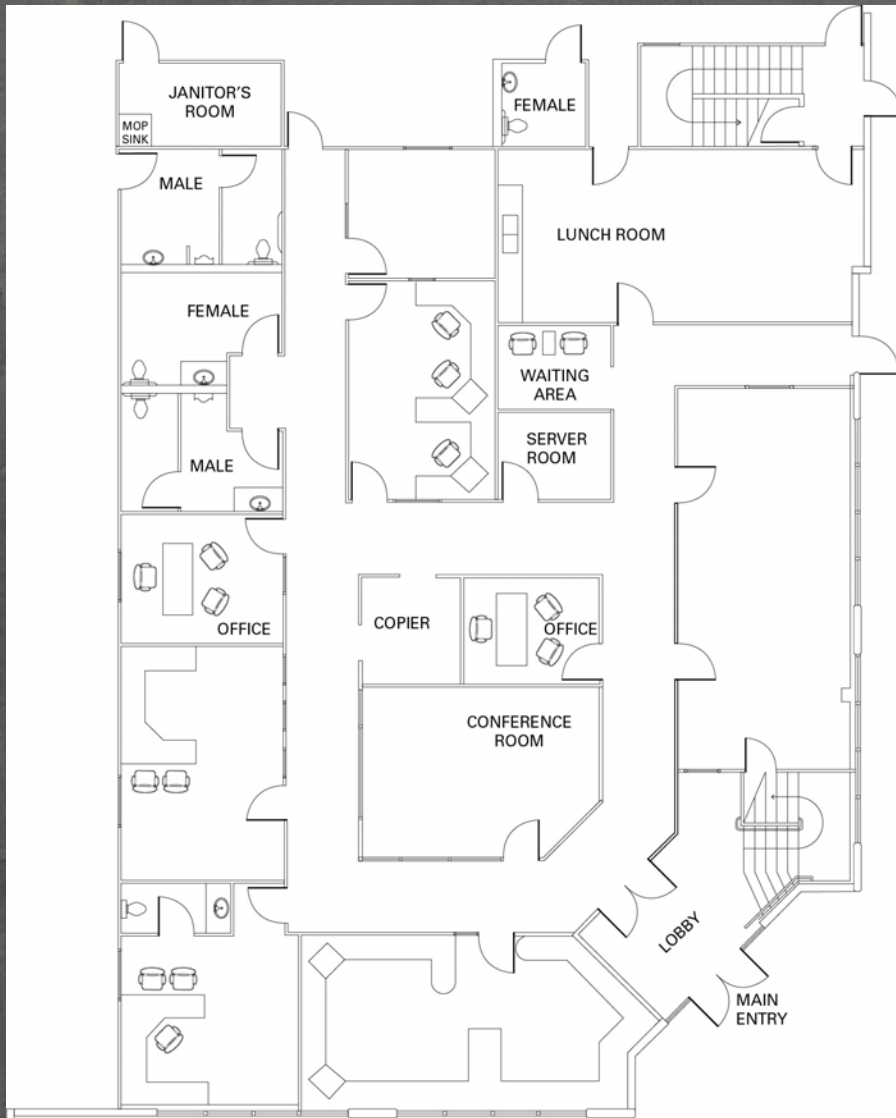


\$73,530 NNN per month (\$1.29 psf)
\$62,331 NNN per month (\$1.09 psf)
\$0.16 OpEx psf

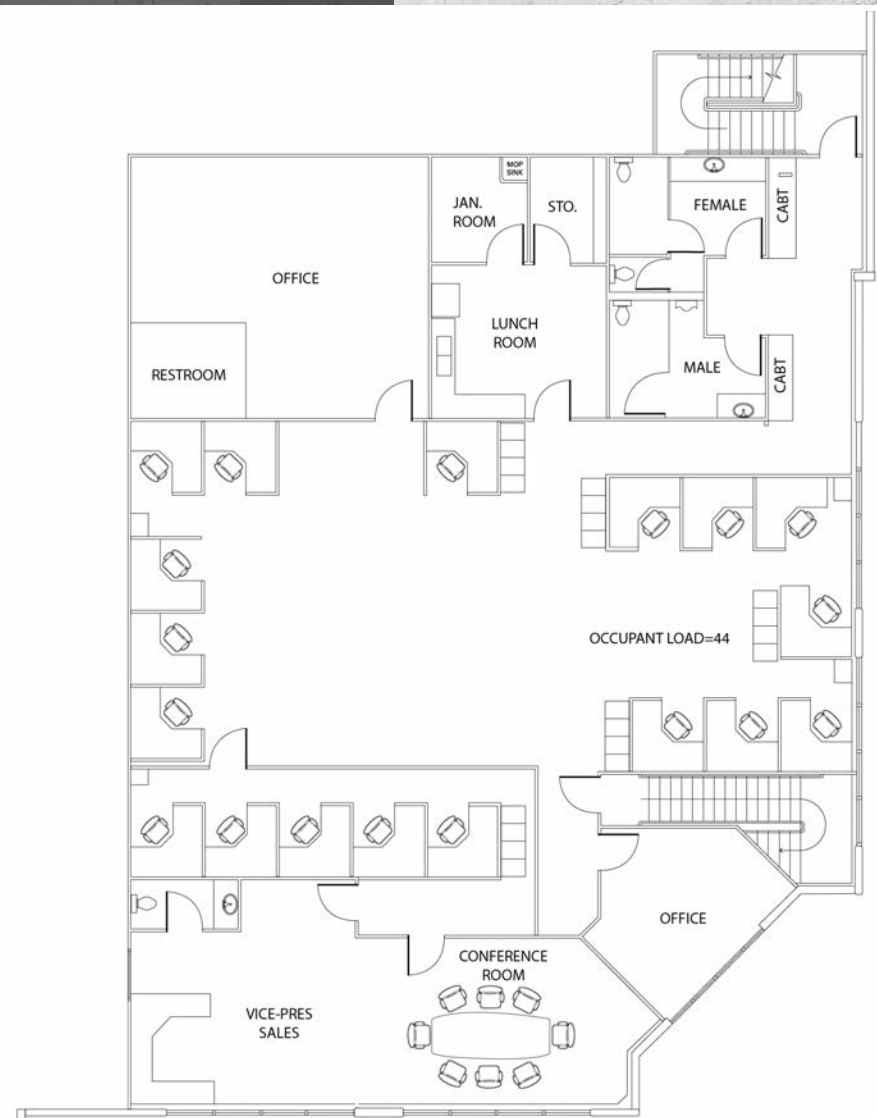
SITE PLAN



OFFICE PLAN



FIRST FLOOR



SECOND FLOOR

Office plans not exact
Tenant to verify

WAREHOUSE



OFFICE

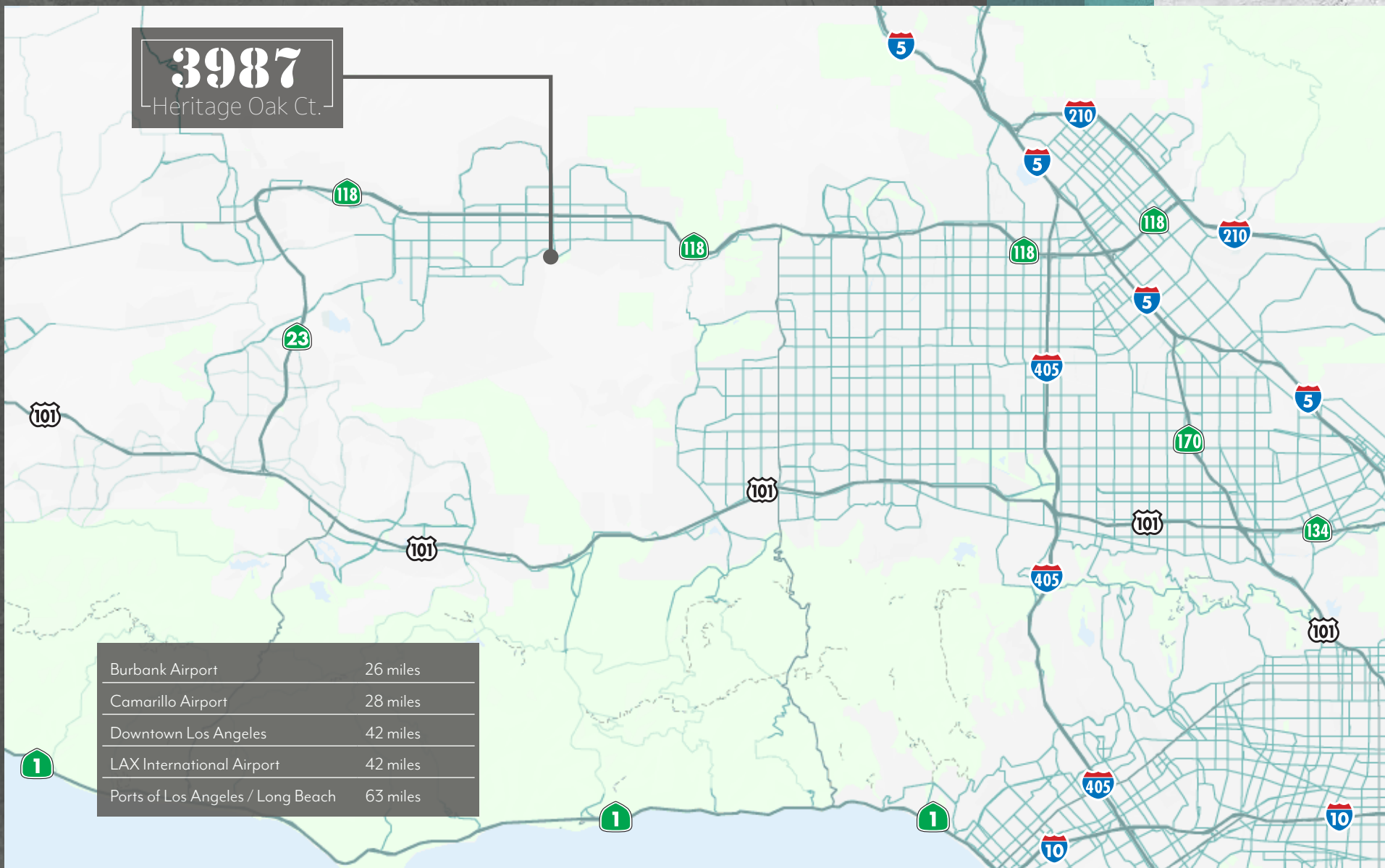


REGIONAL MAP

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Heritage Oak Ct.

Burbank Airport	26 miles
Camarillo Airport	28 miles
Downtown Los Angeles	42 miles
LAX International Airport	42 miles
Ports of Los Angeles / Long Beach	63 miles



For more information, please contact:

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