

# INDUSTRIAL FOR LEASE

**\$0.60/NNN LEASE RATE!**

**MAJOR  
LEASE RATE  
REDUCTION!**

LEE & ASSOCIATES



1230 AVENIDA ACASO, CAMARILLO, CA

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COMMERCIAL REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

- HIGH IMAGE INDUSTRIAL SPACE IN PRESTIGIOUS BUSINESS PARK
- FLEXIBLE FLOOR PLAN FOR MULTIPLE USES
- 100% HVAC IN LAB/MANUFACTURING AREA
- CLOSE PROXIMITY TO 101 FWY ON & OFF RAMPS
- LEASE RATE: \$6,682.00 per month (\$0.60 PSF NNN)
- M-1 ZONING



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.

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## 1230 AVENIDA ACASO, CAMARILLO, CA

### PROPERTY SPECIFICATIONS

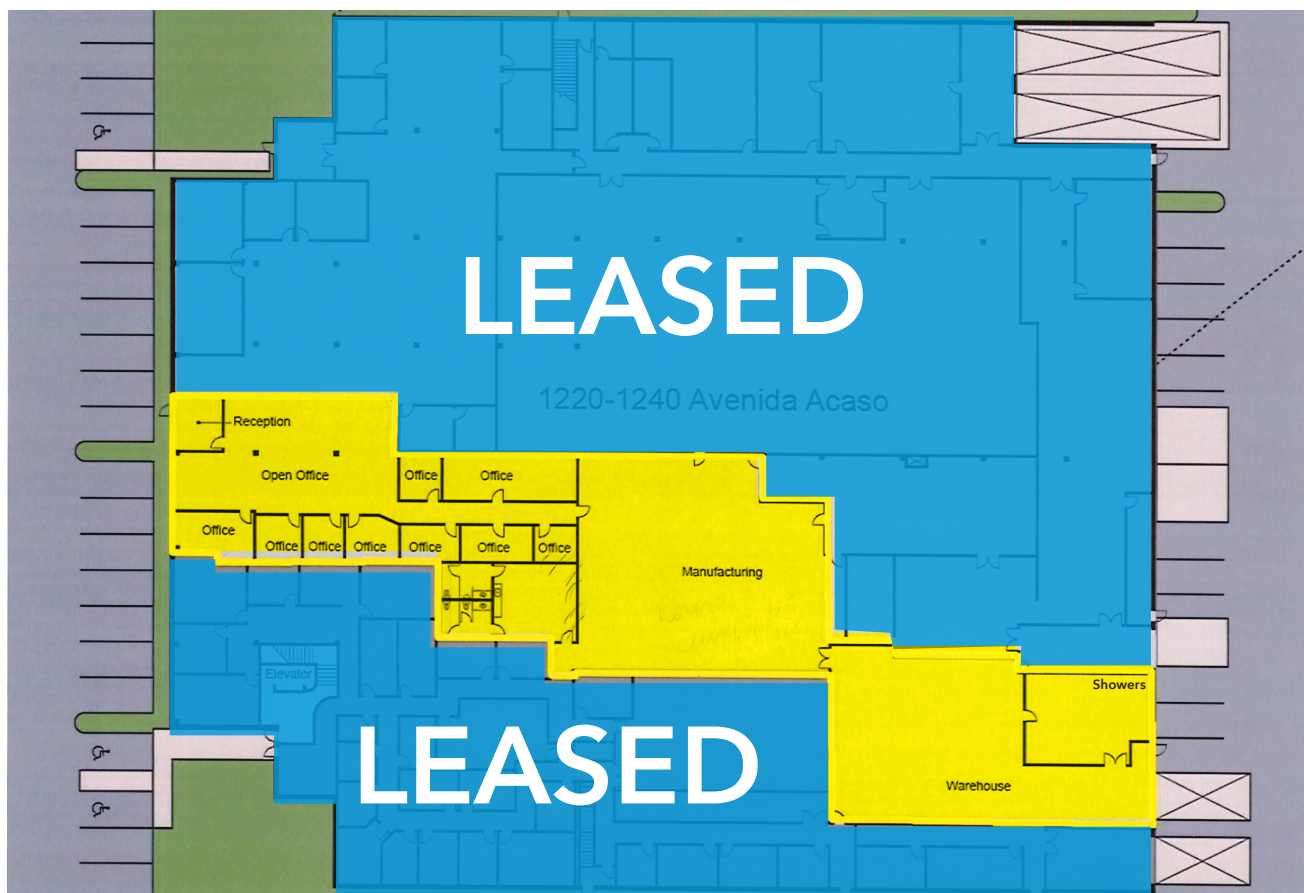
|                   |            |            |                    |
|-------------------|------------|------------|--------------------|
| TOTAL BLDG SF     | 67,203 SF  | POWER      | 200 AMPS 277/480 V |
| AVAILABLE BLDG SF | 11,137 SF  | LOADING    | (1) GL 12' X 14'   |
| LAND SF           | 141,570 SF | PARKING    | 18 SPACES          |
| OFFICE SF         | 2,161 SF   | OCCUPANCY  | 30 DAYS            |
| ZONING            | M-1        | YEAR BUILT | 1985               |

\*Tenant to verify all information



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 AVAILABLE

 LEASED

NOT TO SCALE