



3987

Heritage Oak Ct.

Simi Valley, California

NEWMARK

Available for lease



**57,184 SF CLASS A INDUSTRIAL SPACE**  
***RENOVATIONS RECENTLY 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



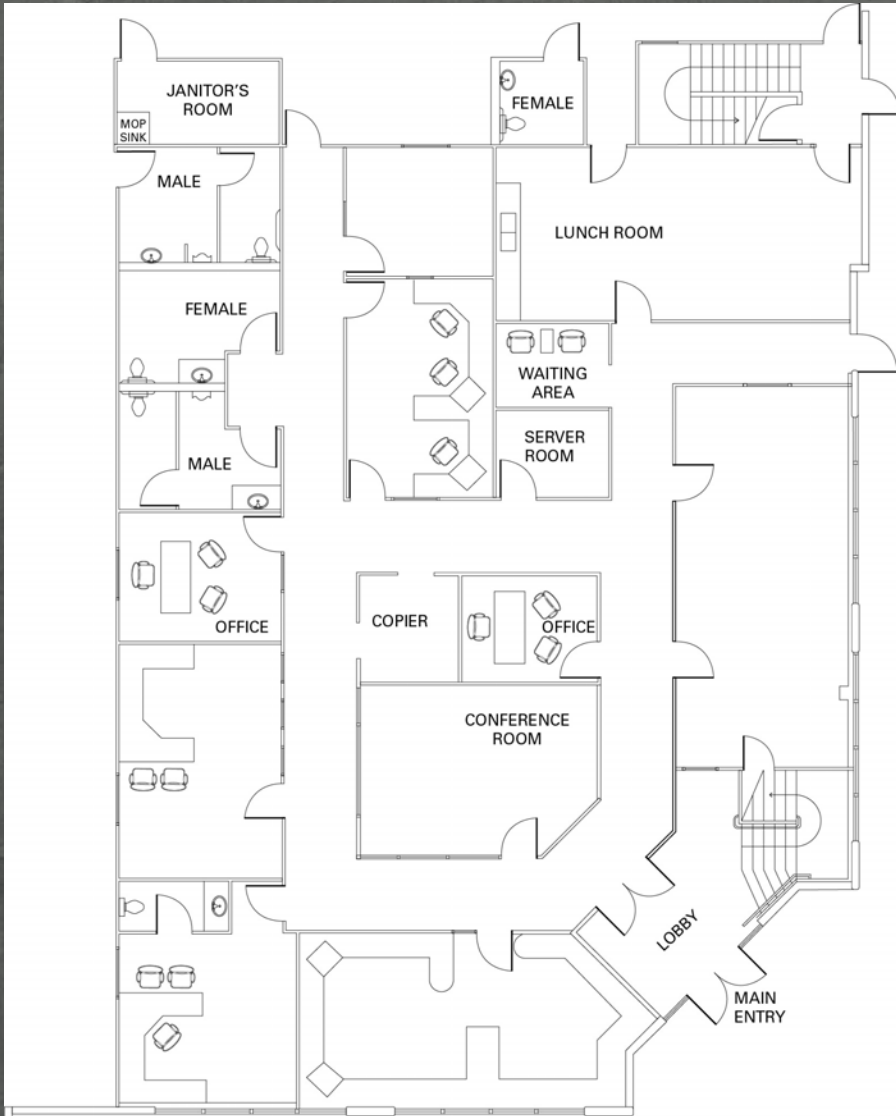
\$73,530 NNN per month (\$1.29 psf)  
\$0.16 OpEx psf



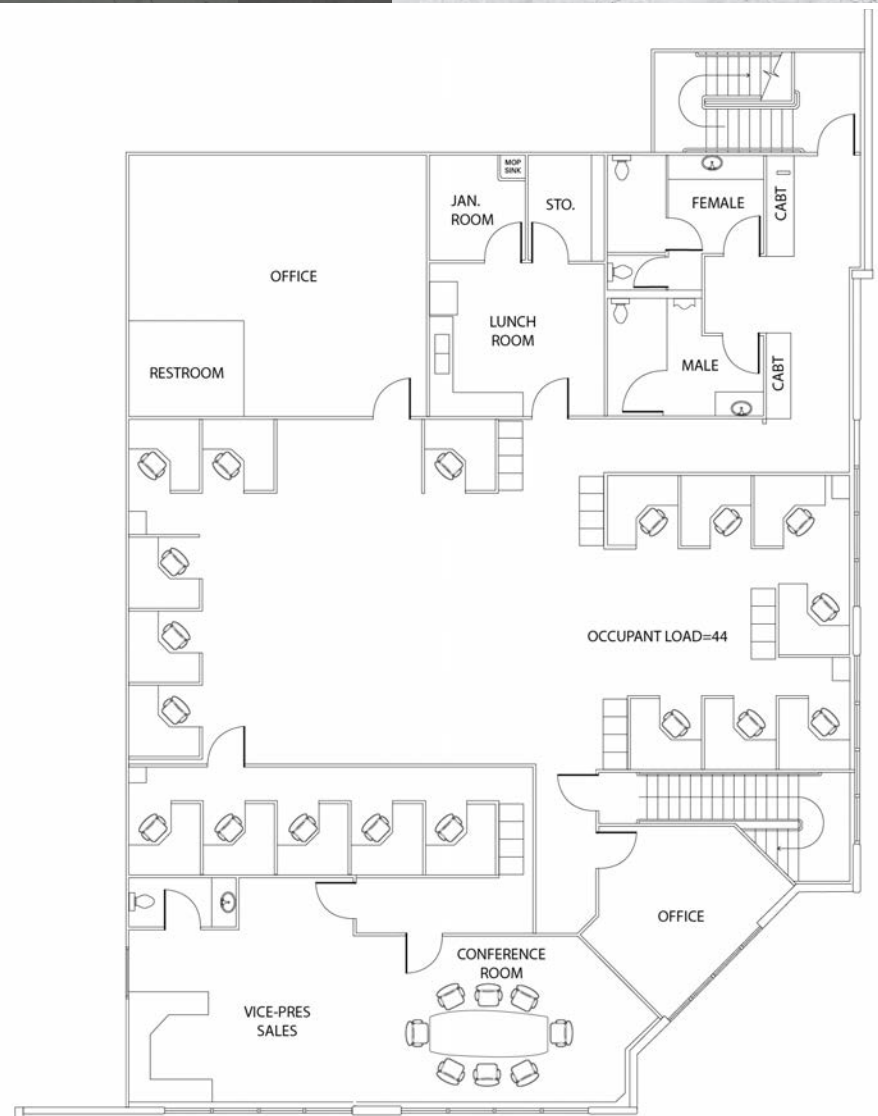
# SITE PLAN



# OFFICE PLAN



## FIRST FLOOR



## SECOND FLOOR

Office plans not exact  
Tenant to verify

# WAREHOUSE



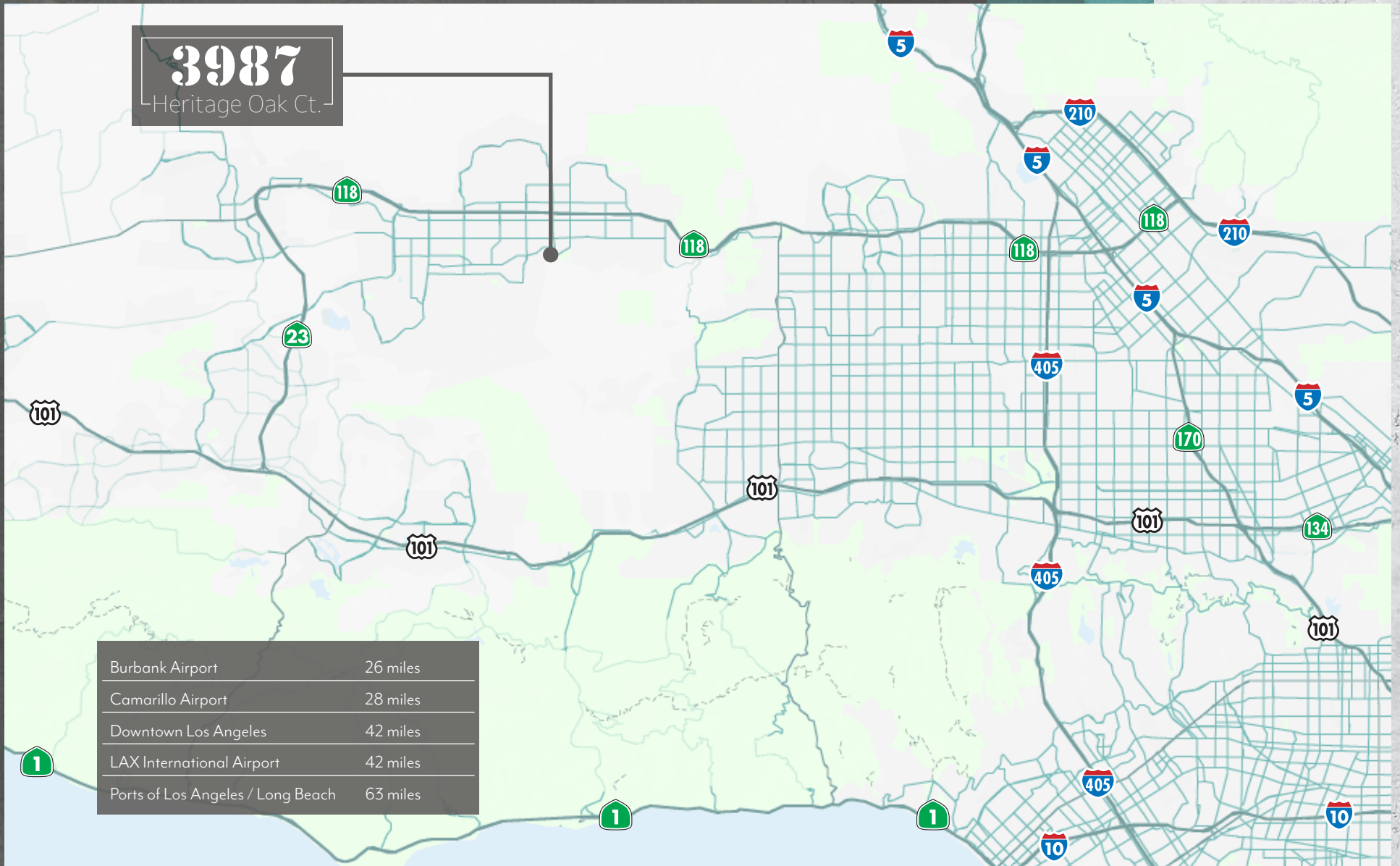
# OFFICE



# REGIONAL MAP

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*For more information, please contact:*

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