

INDUSTRIAL FOR LEASE

409-412 Calle San Pablo, Camarillo CA



INDUSTRIAL UNITS AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- One (1) 5,400 SF unit: **Unit 202**
- Five (5) 3,415 SF units: **Units 101, 102, 106, 108 & 111**
- Close proximity to 101 Freeway
- One (1) 12' x 14' ground level door per unit
- Located near downtown Camarillo
- 18' clear height
- 200 Amps 120/208 volts per unit
- Zoned M1
- **Lease Rate:** \$1.25 PSF plus \$100/month for trash, no CAM charge

For More Information
Please Contact:

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Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
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Oxnard, CA 93036



COMMERCIAL REAL ESTATE SERVICES

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.

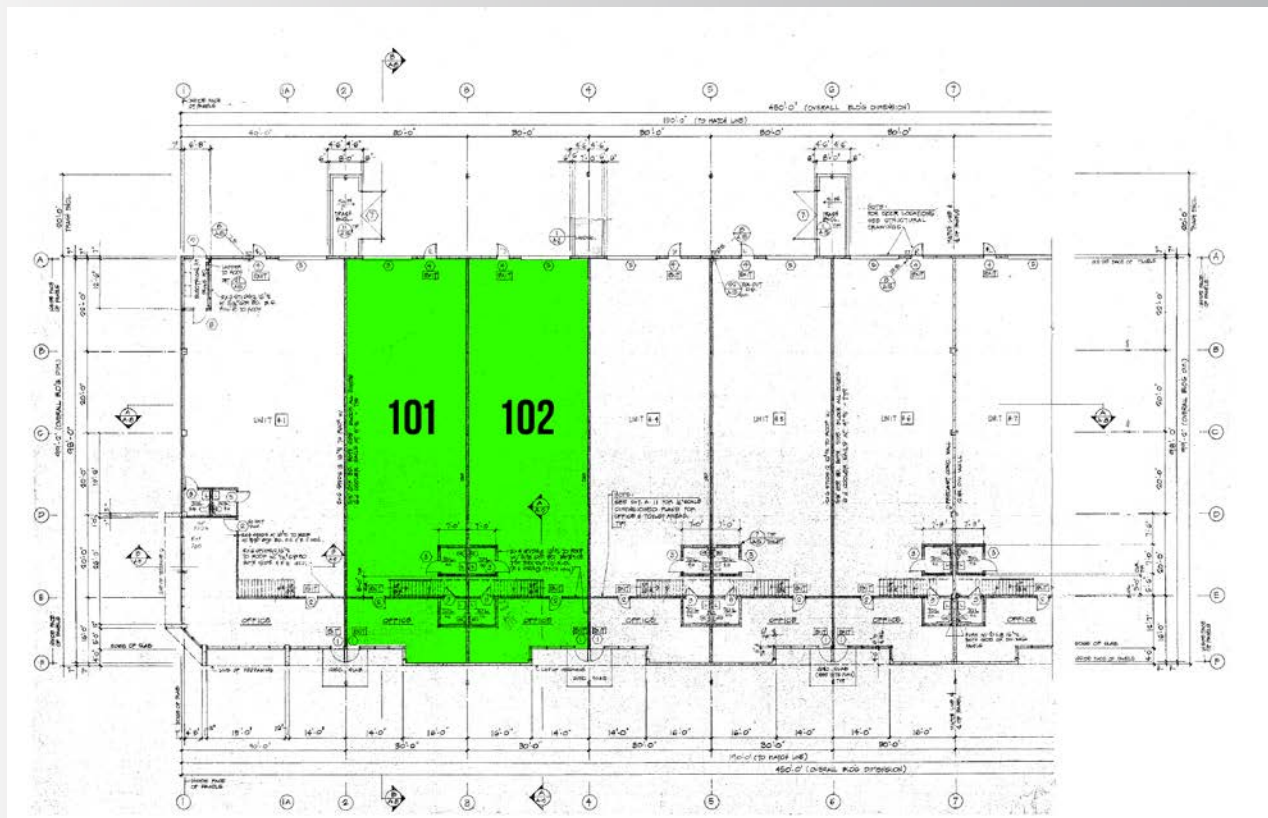
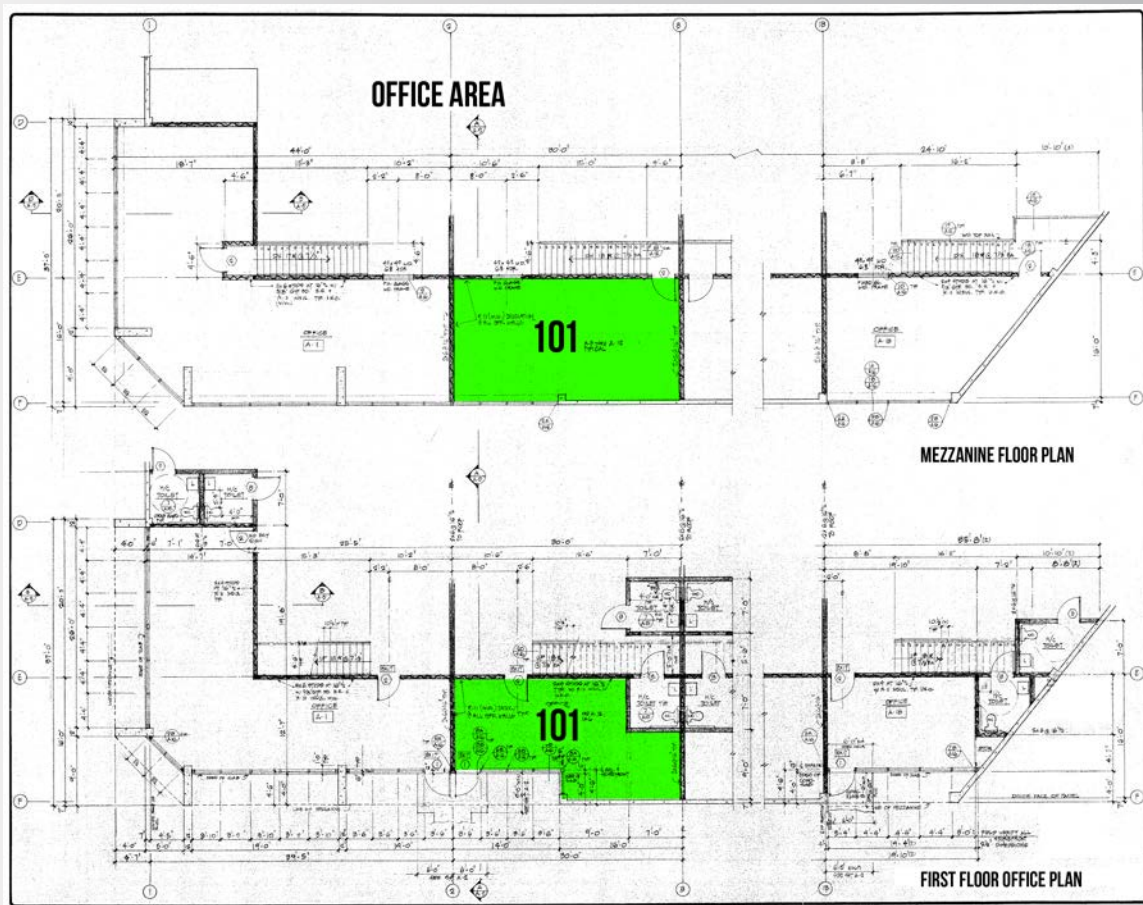


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FLOOR PLANS

409 CALLE SAN PABLO

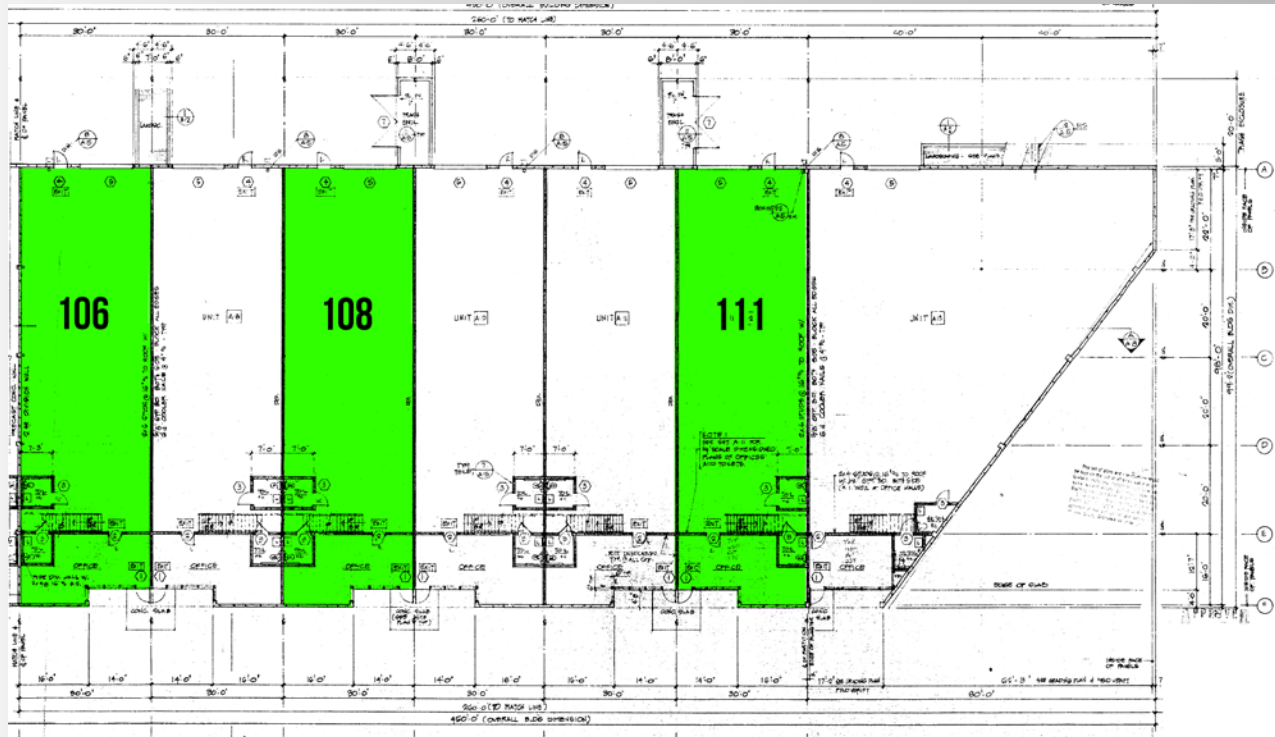


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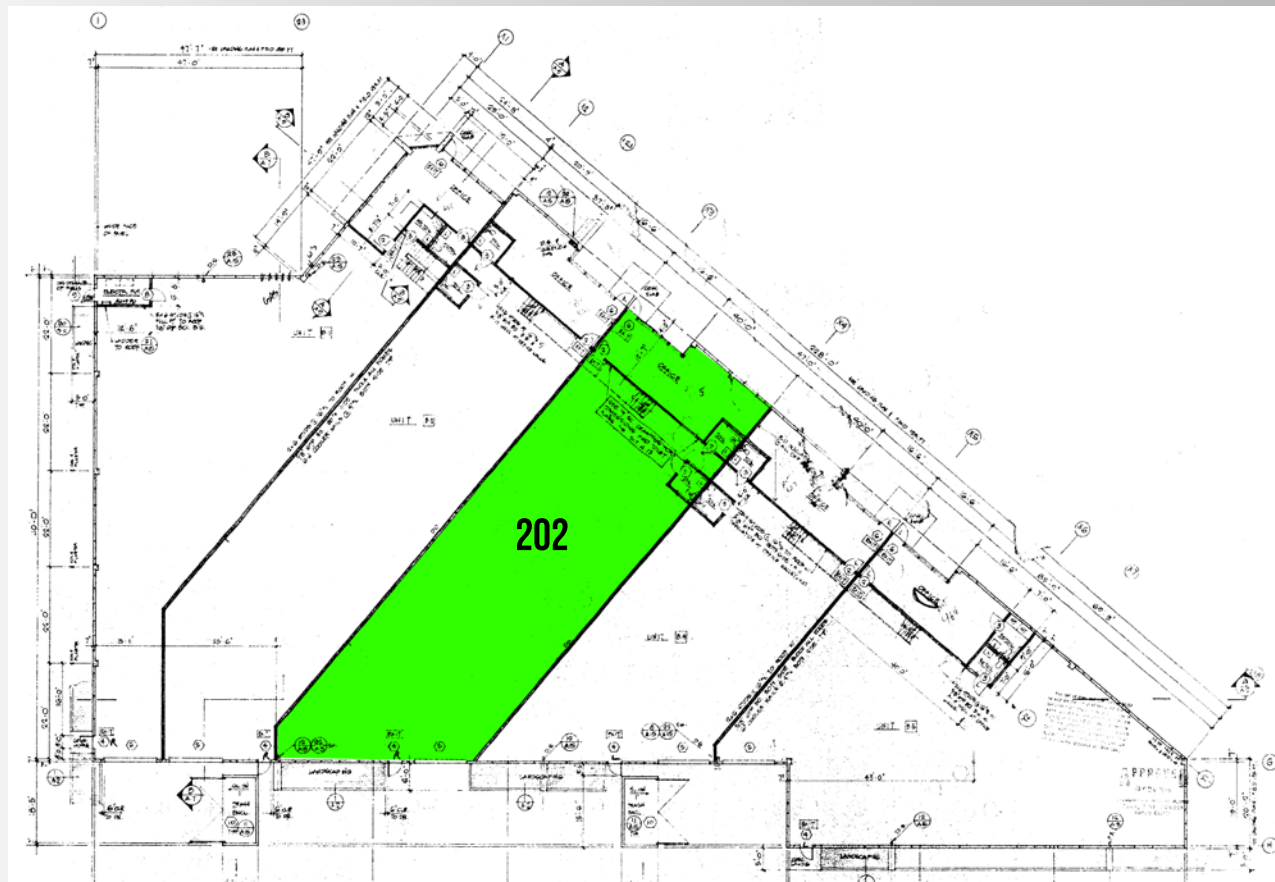
FLOOR PLANS

409 CALLE SAN PABLO (CONTINUED)



FLOOR PLAN

412 CALLE SAN PABLO



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PROPERTY SPECIFICATIONS

Available SF:	(5) 3,415 SF, (1) 5,400 SF
Total Bldg SF:	78,223 SF
Land SF:	POL
Office SF:	Varies per unit 600-1,000 SF
Zoning:	M1
Year Built:	1986

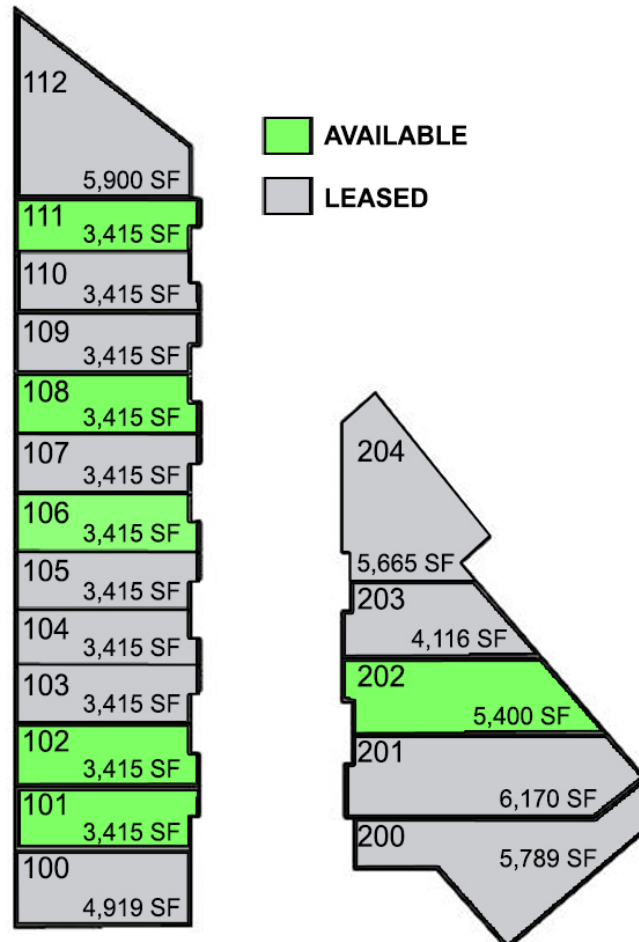
Power:	200A 120-208V <i>per unit</i>
Loading:	(1) GL 12' x 14' <i>per unit</i>
Min Clear Ht:	18 Feet
Parking:	2/1,000

LEASE INFORMATION

UNIT	SIZE	PRICE/SF
101	3,415 SF	\$1.25 Industrial Gross* (No CAM Charge)
102	3,415 SF	\$1.25 Industrial Gross* (No CAM Charge)
106	3,415 SF	\$1.25 Industrial Gross* (No CAM Charge)
108	3,415 SF	\$1.25 Industrial Gross* (No CAM Charge)
111	3,415 SF	\$1.25 Industrial Gross* (No CAM Charge)
202	5,400 SF	\$1.25 Industrial Gross* (No CAM Charge)

*Plus \$100 monthly trash fee

SITE PLAN



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