

THE PATRIOT COMMERCE CENTER

858-893 Patriot Dr, Moorpark CA



For more information
please contact:

MICHAEL TINGUS

President
818.223.4380
mtingus@lee-re.com
www.MikeTingus.com
License # 01013724

GRANT FULKERSON, SIOR

Principal | Managing Director
818.449.4401
gfulkerson@lee-re.com
www.Fulkerson-RE.com
License # 01483890

DEVELOPED BY



M.W. OSSOLA & ASSOCIATES
INCORPORATED



Lee & Associates® – LA North/Ventura,
Inc.

A Member of the Lee & Associates Group of Companies
Corporate ID #01191898

26050 Mureau Road, Suite 101
Calabasas, CA 91302
P: 818-223-4388 F: 818-591-1450
www.lee-associates.com

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.

PHASE I - 100% SOLD
PHASE II - ONLY 2 UNITS REMAINING!



NEW INDUSTRIAL/R&D BUILDINGS AND CONDOS FOR SALE

- Immediate access to 23 & 118 Highways
- High-end improvements
- Clearance heights from 16 to 24 feet
- Walking distance to numerous retail amenities
- Moorpark Public Transit stop on-site
- Historically low SBA financing available (only 10% down)
- Business Park anchored by Los Robles Medical Plaza



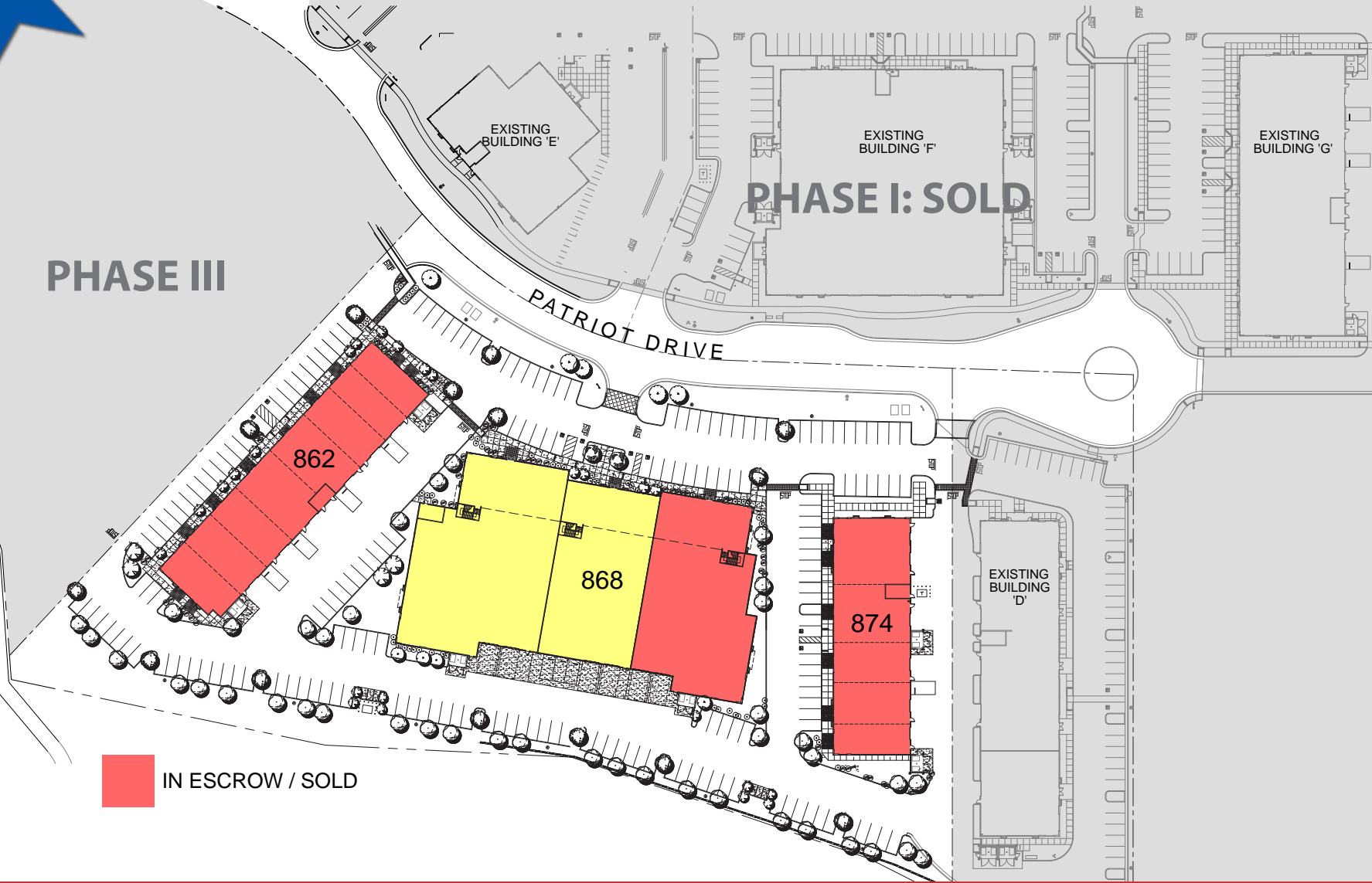
THE PATRIOT COMMERCE CENTER

858-893 Patriot Dr, Moorpark CA



THE PATRIOT COMMERCE CENTER

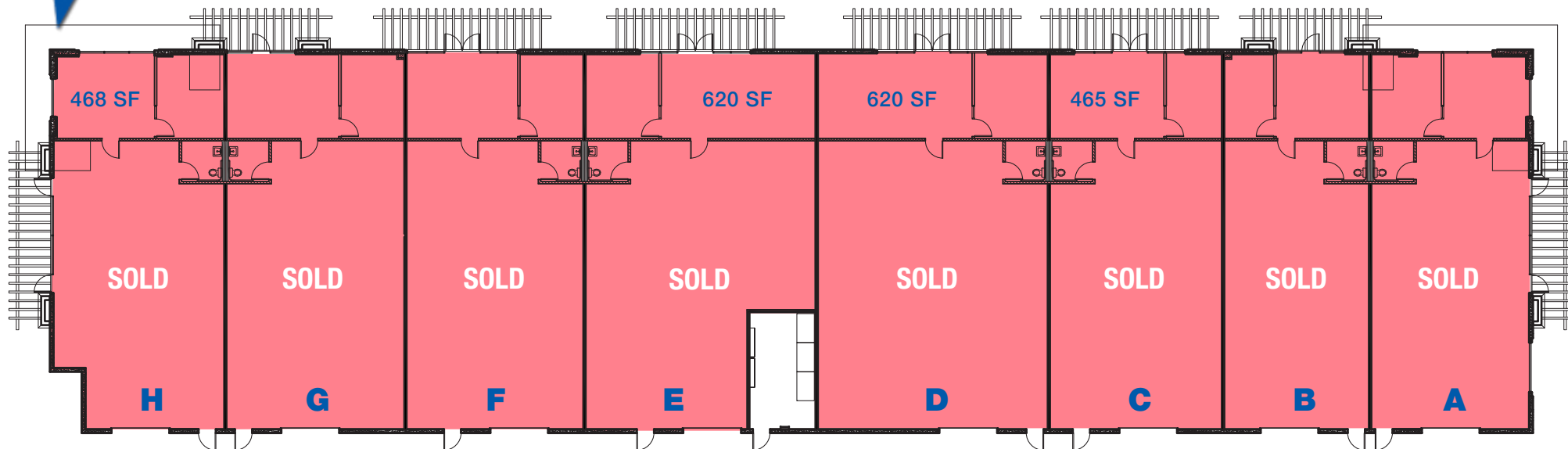
858-893 Patriot Dr, Moorpark CA



THE PATRIOT COMMERCE CENTER

858-893 Patriot Dr, Moorpark CA

862 PATRIOT DRIVE



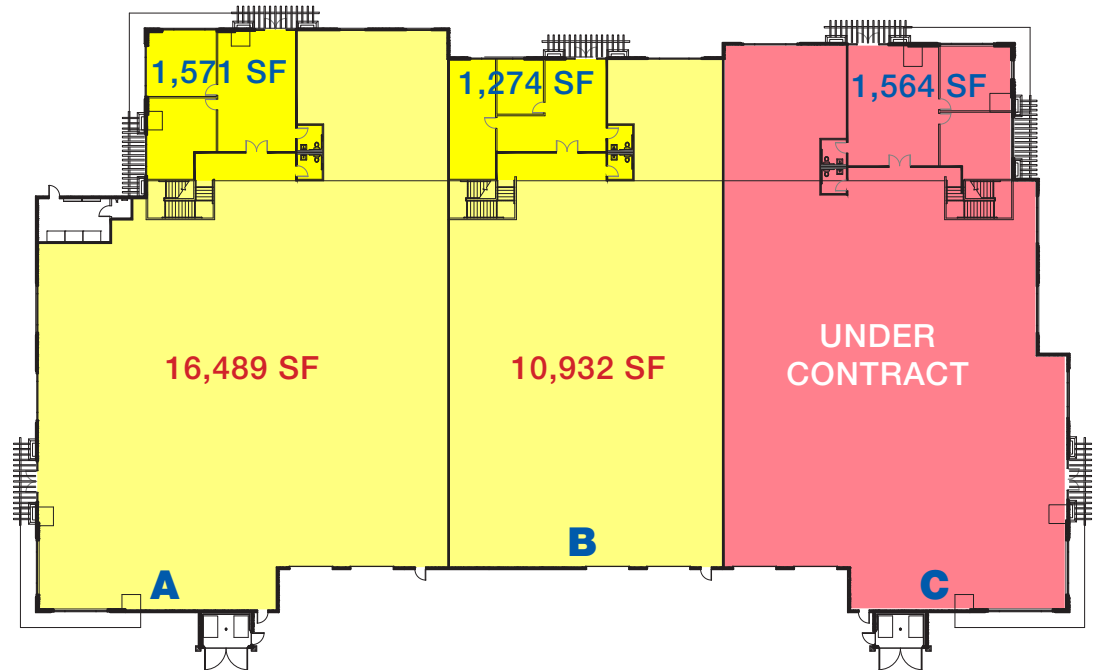
UNIT	H	G	F	E	D	C	B	A
TOTAL SF	1,936	2,047	2,035	2,394	2,640	1,980	1,671	1,850
OFFICE SF	468	477	478	620	620	465	393	432
CLEAR HEIGHT	16'	16'	16'	16'	16'	16'	16'	16'
POWER	100 Amps	100 Amps	100 Amps	100 Amps	100 Amps	100 Amps	100 Amps	100 Amps
PARKING STALLS	4	4	4	5	5	4	3	4
LOADING	1 GL	1 GL	1 GL	1 GL	1 GL	1 GL	1 GL	1 GL
PRICE PSF	\$310	\$305	\$305	\$305	\$305	\$305	\$305	\$315
TOTAL PRICE	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD

THE PATRIOT COMMERCE CENTER

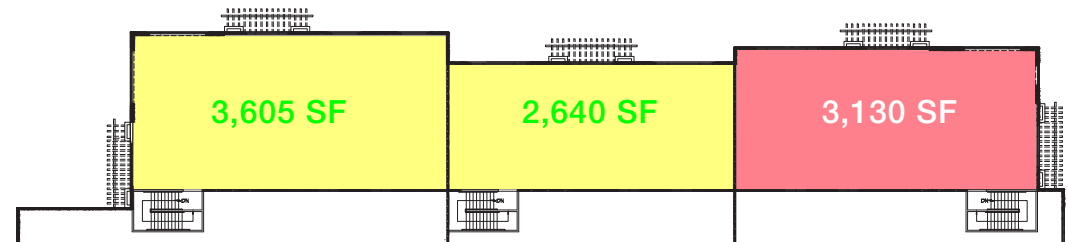
858-893 Patriot Dr, Moorpark CA

868 PATRIOT DRIVE

UNIT	A	B	C
TOTAL SF	20,094	13,572	17,048
1st FLOOR OFFICE SF	1,571	1,274	1,564
MEZZANINE SF	3,605	2,640	3,130
TOTAL OFFICE SF	5,176	3,914	4,694
CLEAR HEIGHT	24'	24'	24'
POWER	400 Amps	400 Amps	400 Amps
PARKING STALLS	40	26	34
LOADING	2 GL	2 GL	2 GL
PRICE PSF	\$240	\$235	\$240
TOTAL PRICE	\$4,822,560	\$3,189,420	UNDER CONTRACT



MEZZANINE

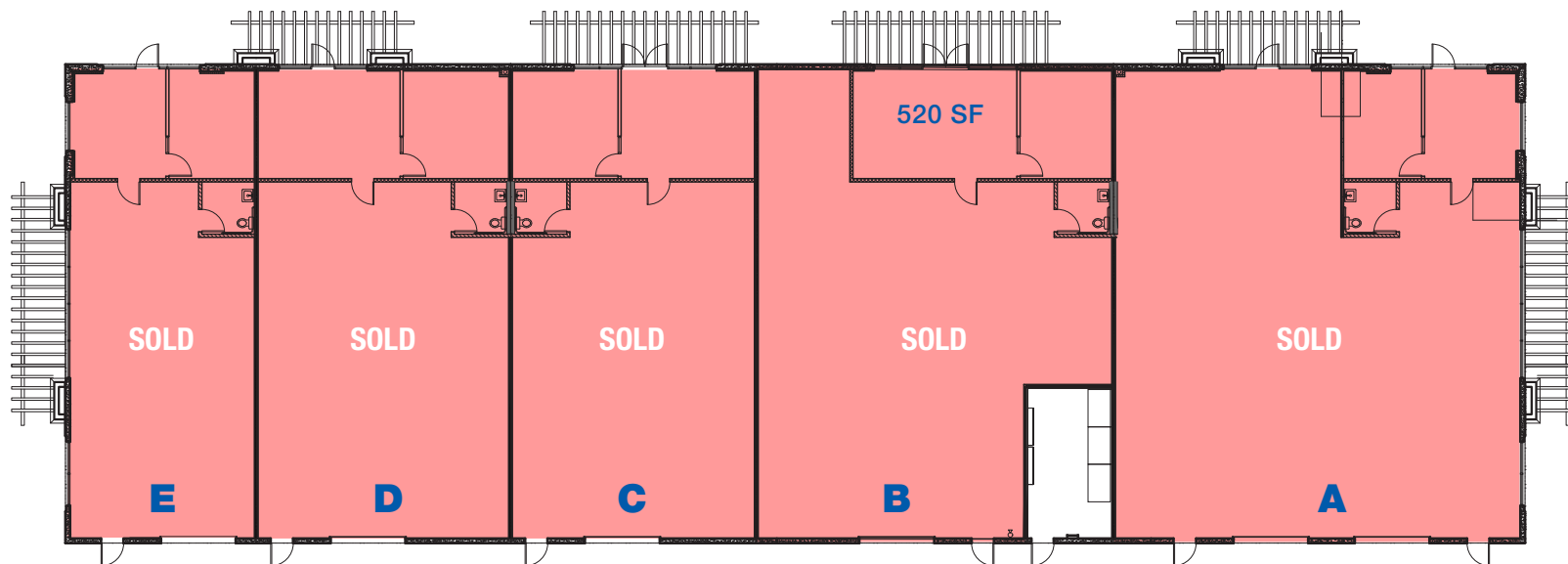


VIEW DRONE FOOTAGE AT www.PatriotCommerceCenter.com

THE PATRIOT COMMERCE CENTER

858-893 Patriot Dr, Moorpark CA

874 PATRIOT DRIVE



UNIT	E	D	C	B	A
TOTAL SF	1,632	2,176	2,101	2,830	3,520
OFFICE SF	395	536	509	520	520
CLEAR HEIGHT	16'	16'	16'	16'	16'
POWER	100 Amps	100 Amps	100 Amps	100 Amps	200 Amps
PARKING STALLS	3	4	4	4	3
LOADING	1 GL	1 GL	1 GL	1 GL	1 GL
PRICE PSF	\$310	\$305	\$305	\$305	\$315
TOTAL PRICE	SOLD	SOLD	SOLD	SOLD	SOLD

THE PATRIOT COMMERCE CENTER

858-893 Patriot Dr, Moorpark CA

