

# INDUSTRIAL INVESTMENT • FOR SALE

2250 Agate Court, Simi Valley, CA



**30,812 SF Industrial Building For Sale**



## PROPERTY HIGHLIGHTS

- Excellent Fee Simple Simi Valley Investment Opportunity
- Established Single Tenant Generates \$266,215 NOI
- High Profile Design, Prominent Corner Location, Flexible Zoning
- Heavy Power, 24' Clear, Excellent Loading and Truck Access

For More Information  
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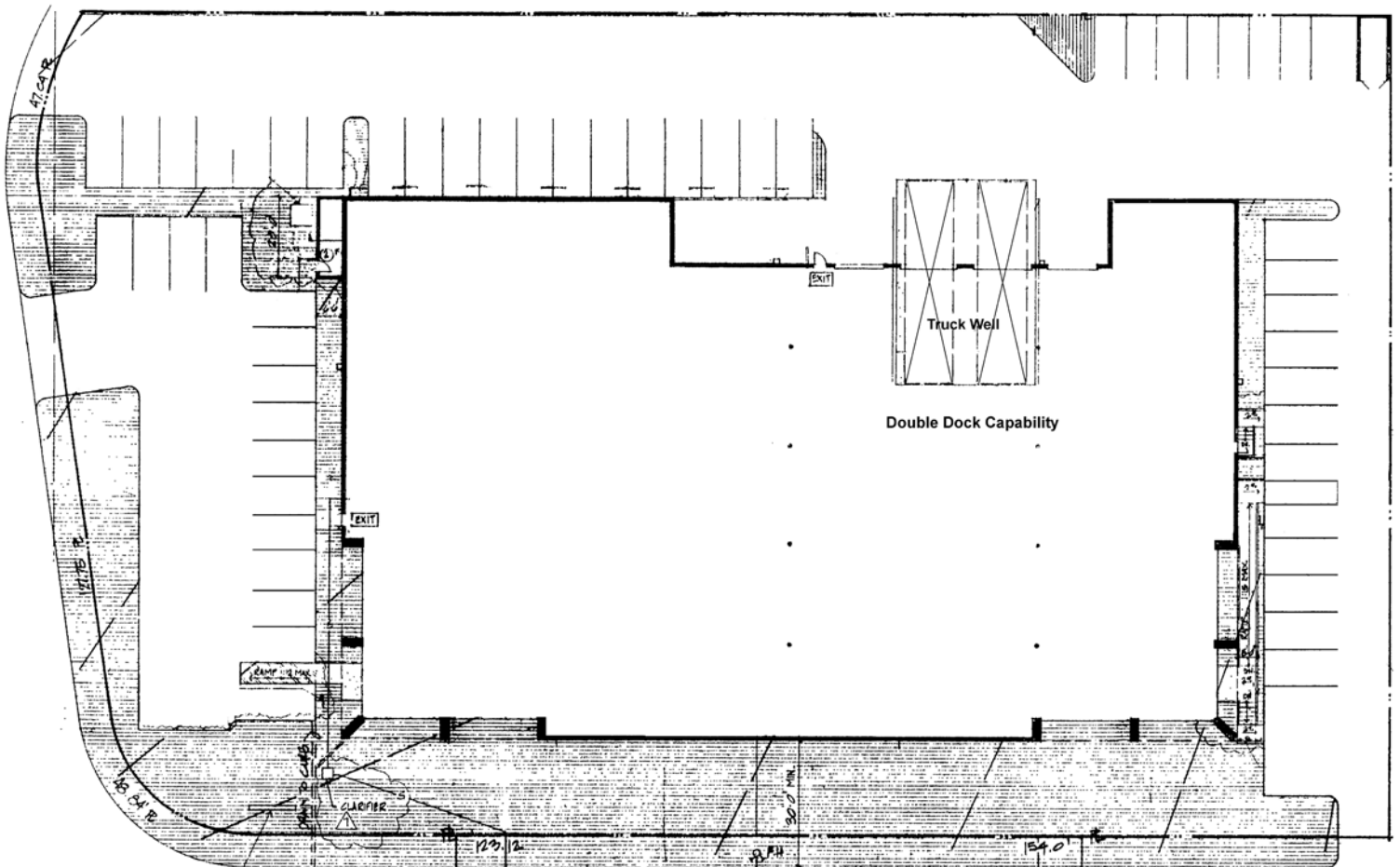
## PROPERTY SPECIFICATIONS

<b>Total Bldg SF</b>	30,812
<b>Office SF</b>	6,862
<b>Land</b>	1.47 Acres
<b>Zoning</b>	GI (General Industrial)
<b>Year Built</b>	1985

<b>Power</b>	2000A 277-480V
<b>Loading</b>	(4) GL Dock Available
<b>Min Clr Ht</b>	22' - 24' Feet
<b>Parking</b>	60 Spaces

## SALE INFORMATION

<b>Sale Price</b>	\$5,915,733 \$192 PSF
<b>NOI</b>	\$266,215
<b>CAP Rate</b>	4.5%



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