

# CORPORATE INDUSTRIAL FACILITY

2280 Ward Avenue, Simi Valley, California

## AVAILABLE FOR LEASE

For more information please contact:

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Lee & Associates®  
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Corporate ID #01191898  
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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.



Click to View an Aerial Tour of the Property



Click to find out why Simi Valley is an Excellent Location for Businesses!



## PROJECT HIGHLIGHTS

- CORPORATE/DISTRIBUTION/MANUFACTURING FACILITY
- FLEXIBLE OFFICE CONFIGURATION WITH ABUNDANT WINDOWLINE/ELEVATOR SERVED
- PARTIAL HVAC IN WAREHOUSE/NEW ROOF/SOLAR SYSTEM
- ESFR SPRINKLERS/24'-26' CLEAR/2500A 277-480V
- FENCED YARD WITH ENORMOUS CONCRETE TRUCK COURT
- RECENT UPGRADES - MUST SEE!

## PROJECT SPECIFICATIONS

- AVAILABILITY ..... 106,484 - 154,970 SF
- LEASE RATE ..... \$0.69 PSF NNN
- LOT SIZE ..... 12.44 Acres
- YEAR BUILT ..... 1995
- ZONING ..... GI (General Industrial)
- LOADING ..... (9) DH w/Levelers  
(1) GL Enormous 100% Concrete Truck Court w/143' Turning Radius
- PARKING ..... 2/1,000
- POWER ..... 2500A 277-480V Ø3 W4 (total)
- HVAC ..... In Approx. 75,000 SF Whse & All Office Areas
- WIRING/CABLING .... CAT 5 Plus (Call for details)
- SECURITY ..... Fenced Yard & Extensive Video Surveillance Sys
- ELEVATOR ..... Office Elevator
- ROOF ..... Solar Voltaic System & New Energy Efficient Roof

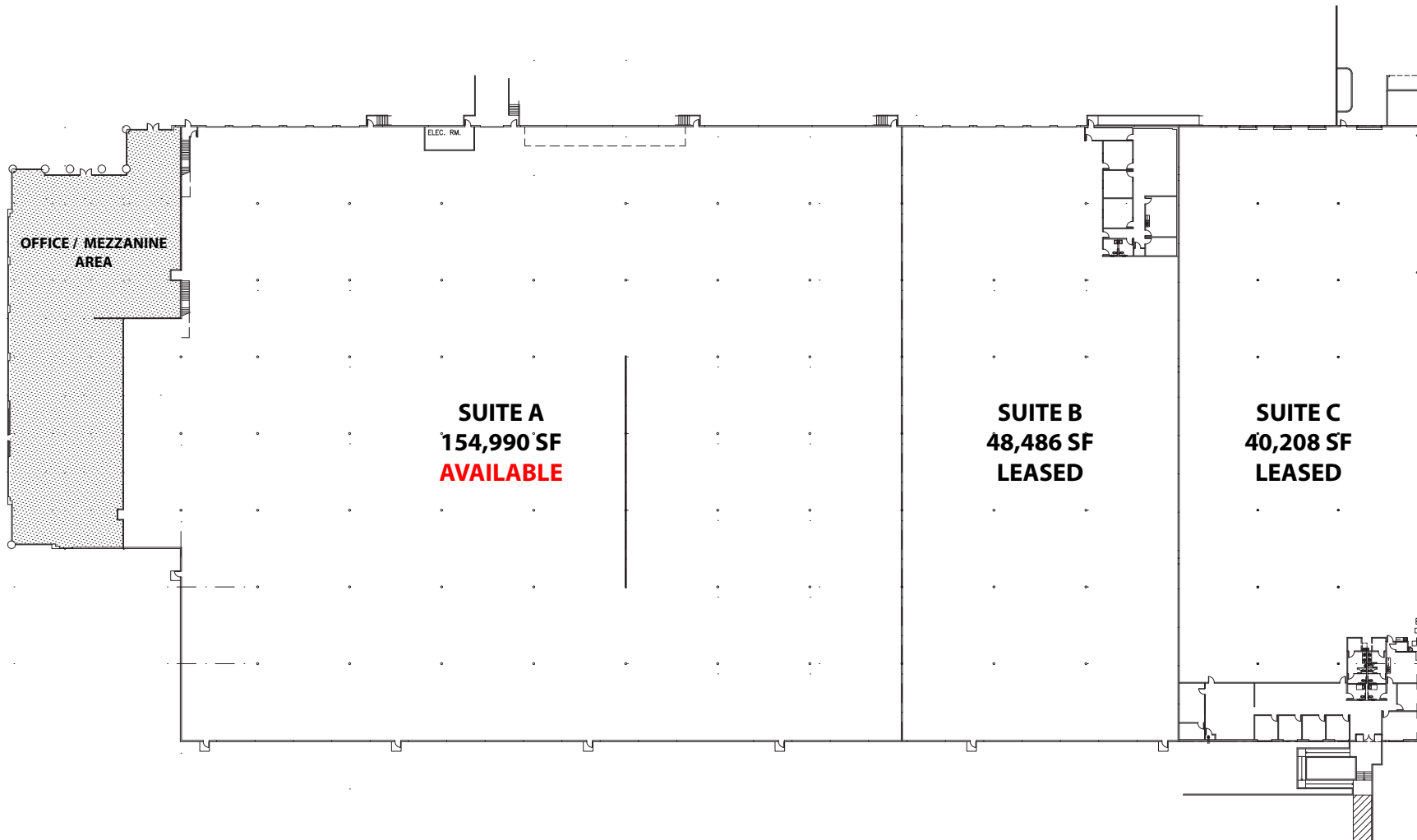
[2280ward.com](http://2280ward.com)

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**FLOOR PLANS**

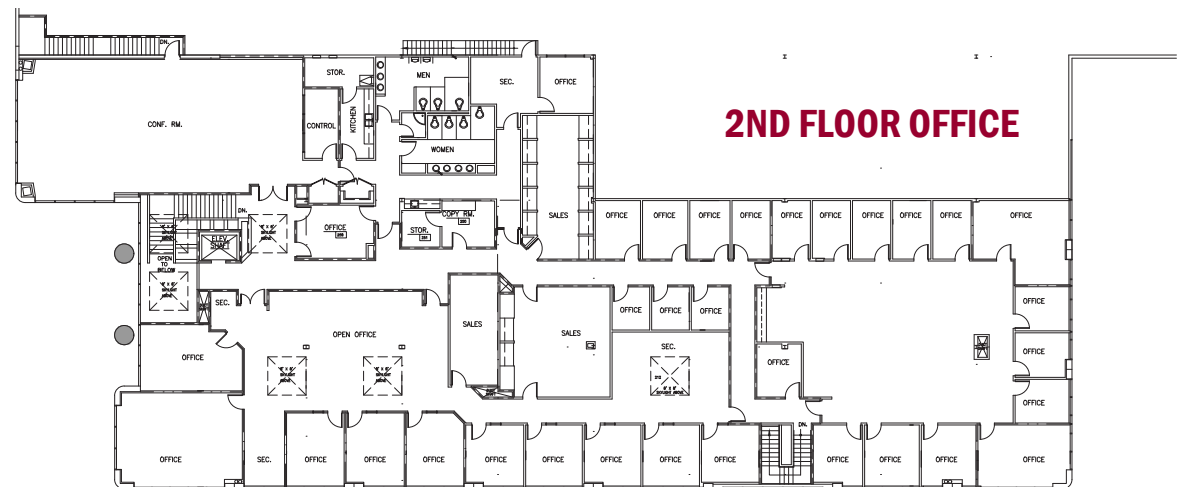
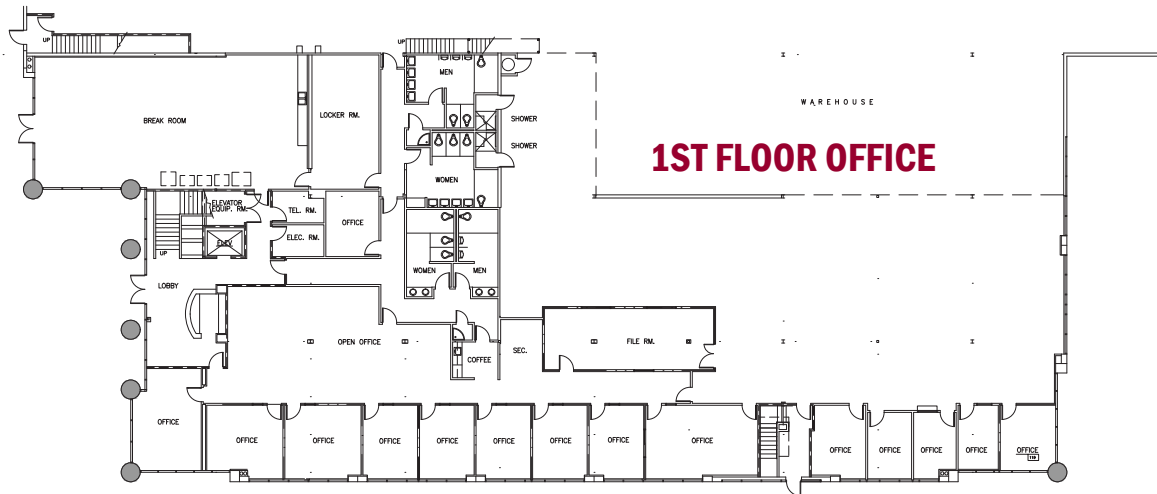


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## 1ST & 2ND FLOOR OFFICE FLOOR PLANS



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MAPS



## DRIVE TIMES

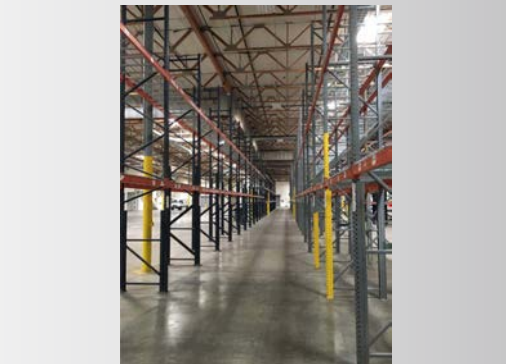
- LAX: 52 minutes
- DOWNTOWN LOS ANGELES: 49 Minutes
- CITY OF INDUSTRY/COMMERCE: 60 Minutes
- SANTA MONICA: 45 Minutes
- SANTA BARBARA: 70 Minutes
- VALENCIA: 37 Minutes
- VAN NUYS: 33 Minutes
- BURBANK: 36 Minutes

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**PROPERTY PHOTOS**



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## AMENITIES AERIAL



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