

44,317 SF FLEX FACILITY

2259 Ward Avenue • Simi Valley, CA 93065

FOR SALE

PROPERTY HIGHLIGHTS

- Excellent Owner/User Investor Opportunity
- Desirable Free Standing Building In Master Planned Business Park (1999 Construction)
- 13,219 SF Beautiful, Fully Refurbished Office Space Immediately Available for Owner/User/Investor
- 31,098 SF in Recent Leases Generate \$331,083 GOI
- Excellent 24' Warehouse Clearance
- 2.09 Acres With 87 Parking Spaces & Fenced Rear Yard
- 24' Clear/Dock & Ground Level Loading | 277-480 Volt Power
- Flexible G.I. Zoning for Variety of Uses
- **SALE PRICE: \$7,498,699 (\$169/SF)**



RARE SIMI VALLEY PURCHASE OPPORTUNITY



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates Group of Companies
26050 Mureau Rd., Suite 101, Calabasas, CA 91302
P:818.223.4388 F:818.591.1450

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.

For more information please contact:

JOE JUSKO
PRINCIPAL
818.223.4397

jjusko@lee-re.com

License ID #00875413

www.jjusko.com

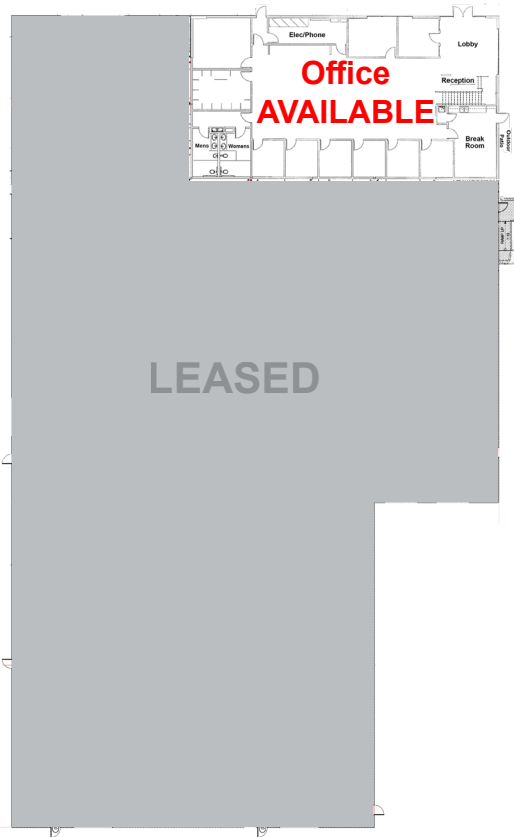


Click to find out why
Simi Valley is an Excellent
Location for Businesses!

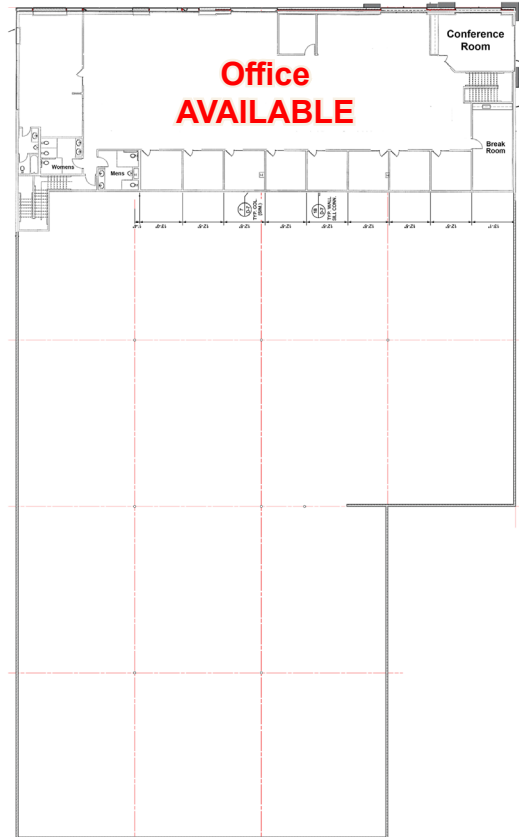
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1ST FLOOR PLAN



2ND FLOOR PLAN

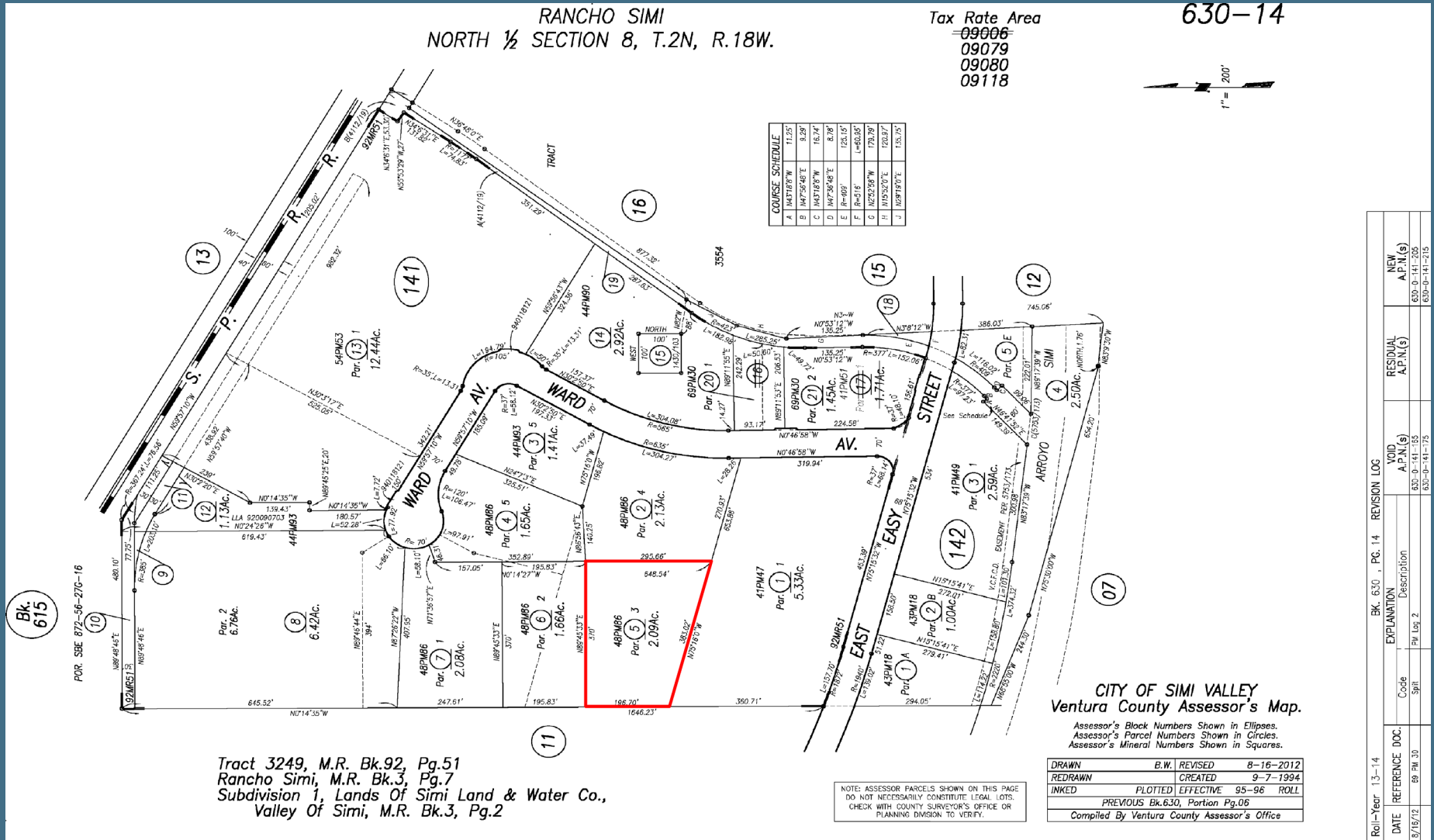
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