

CHAMBERS LANE BUSINESS PARK

771-791 CHAMBERS LANE
SIMI VALLEY, CA

PROJECT HIGHLIGHTS

- SUPERB STREET IDENTITY (13K+ CARS/DAY)
- NUMEROUS RETAIL AMENITIES NEARBY
- IMMEDIATE ACCESS TO HIGHWAY 118
- 3/1,000 PARKING
- 18' MINIMUM CLEARANCE HEIGHT
- NO ADDITIONAL CAM CHARGES
- PRISTINE BUSINESS PARK ENVIRONMENT



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. CID #01191898

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**WEST AMERICA
CONSTRUCTION**

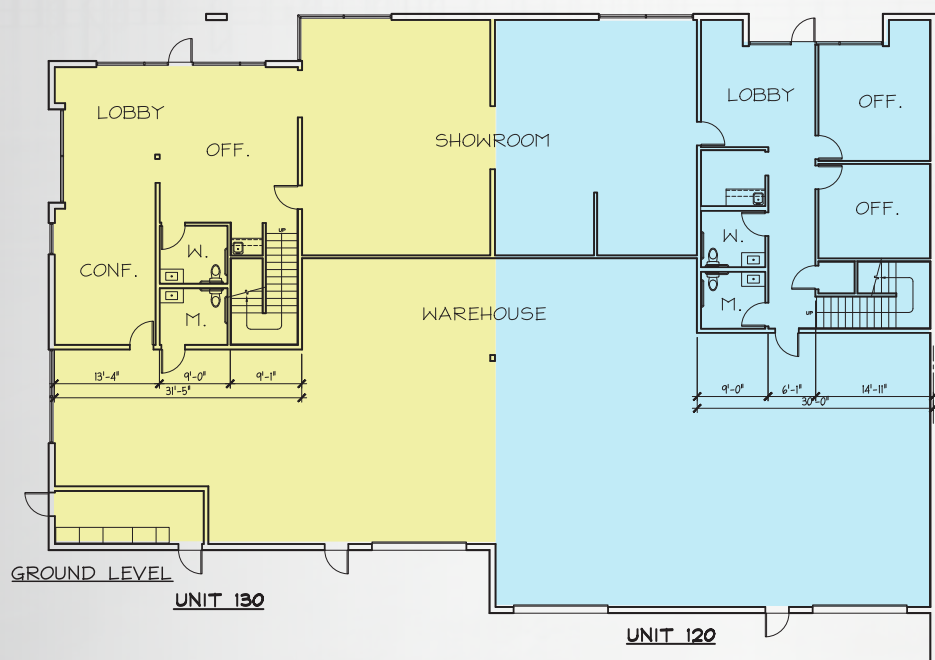
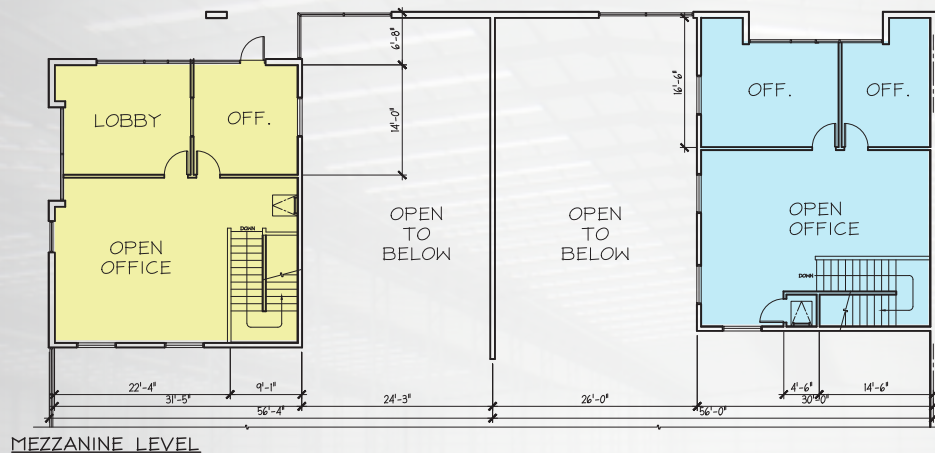
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UNIT 120/130 FLOOR PLAN



SPECIFICATIONS	UNIT 120/130
TOTAL SF	9,951
TOTAL OFFICE SF	3,956
WAREHOUSE SF	5,995
LOADING DOORS (GL)	4
POWER (AMPS)	400A 277/480
CLEAR HEIGHT	24'
LEASE RATE PSF GROSS	\$1.30

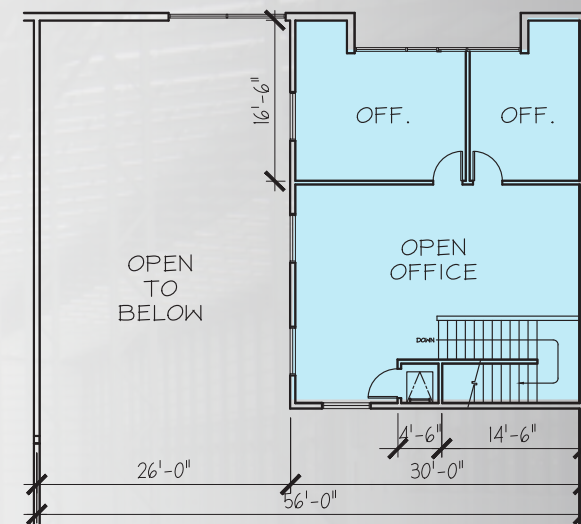
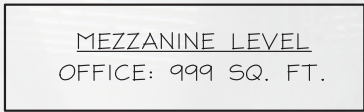
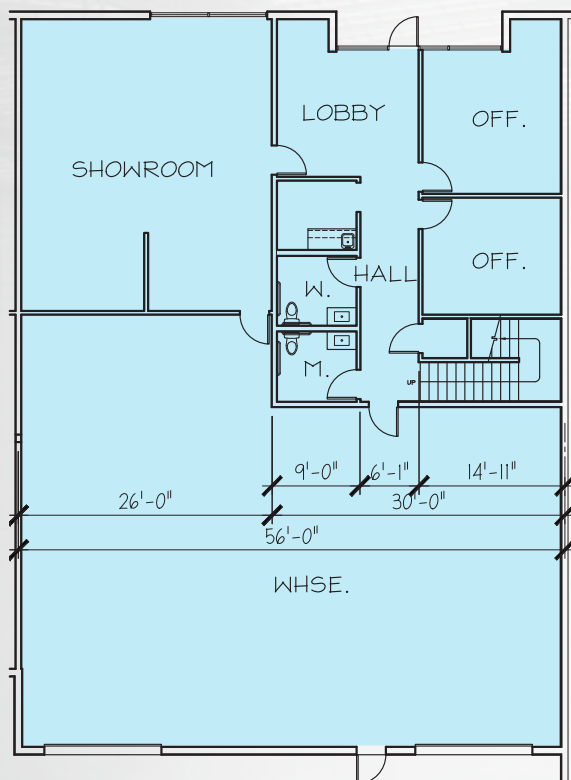
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UNIT 120 FLOOR PLAN



SPECIFICATIONS	UNIT 120
TOTAL SF	5,258
TOTAL OFFICE SF	1,999
WAREHOUSE SF	3,259
LOADING DOORS (GL)	2
POWER (AMPS)	200A 277/480
CLEAR HEIGHT	24'
LEASE RATE PSF GROSS	\$1.35

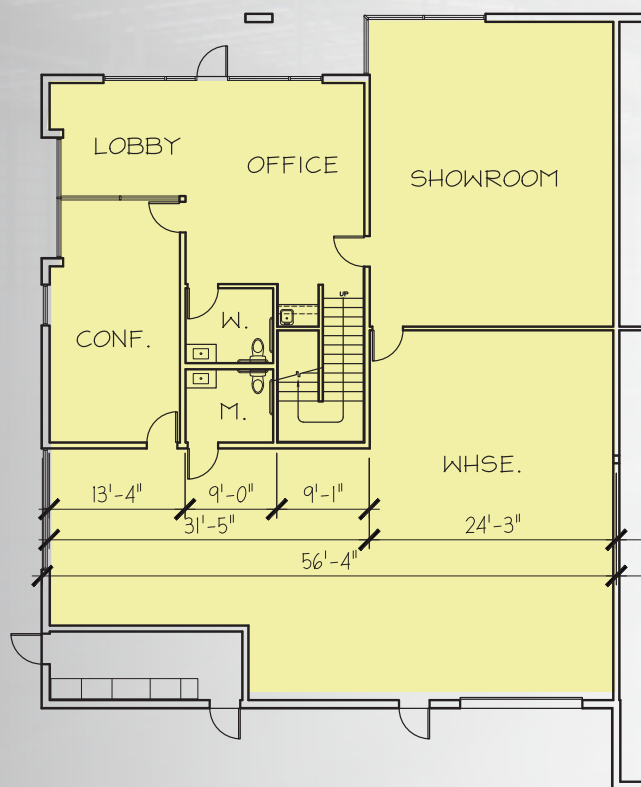
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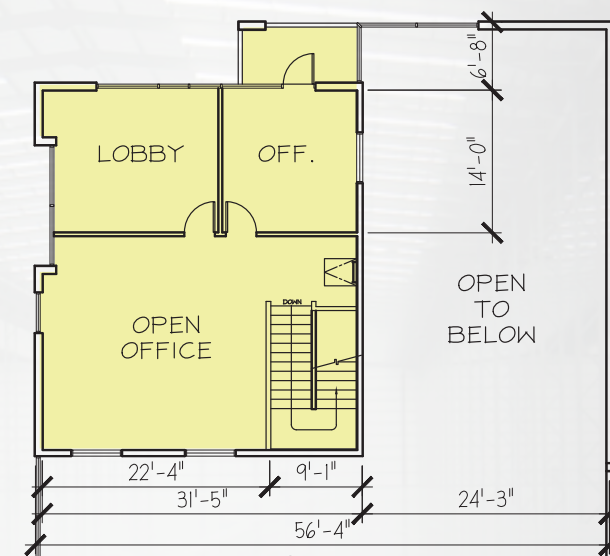
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UNIT 130 FLOOR PLAN



GROUND LEVEL
OFFICE: 974 SQ. FT.
WHSE: 2,736 SQ. FT.



MEZZANINE LEVEL
OFFICE: 983 SQ. FT.

SPECIFICATIONS	UNIT 130
TOTAL SF	4,693
TOTAL OFFICE SF	1,957
WAREHOUSE SF	2,736
LOADING DOORS (GL)	2
POWER (AMPS)	200A 277/480
CLEAR HEIGHT	24'
LEASE RATE PSF GROSS	\$1.45

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INDUSTRIAL FOR SUBLEASE

SIMI VALLEY'S DESIGN CENTER

The business park's most recent tenants include **Toll Brothers** design center, **Creative Design Interiors** showroom and **Premier Interior Development** headquarters. Tenants benefit from the property's major street identity, retail/wholesale atmosphere and the synergy among neighbors.

Lee & Associates®
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SITE PLAN



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AMENITIES AERIAL

