

4646 E. Los Angeles Avenue

Simi Valley, California 93063

Property Features

- High image, distribution building with 3 dock high loading positions, 20' clearance and 8,000 SF of office space.
- Building Size: 28,129 SF
- Parcel Size: 73,750 SF
- Office Area: 8,000 SF (Conf. room, lunch room, training room, 4 restrooms)
- Telecom: AT&T Fiber to the building
- Interior Ceiling Height: 20'
- Dock High Loading: 3 Doors 2 (10' x 10'); 1 (12' x 14')
- Parking: 71 striped stalls (2.53 / 1,000)
- Sale Price: \$6,150,000 (\$218.64/SF)
- Heavily Distributed Power: 1,200 amp; 480 volt; 3 phase; 4wire
- Location: East Simi Valley location with major frontage and visibility on Los Angeles Avenue. Immediate access to the 118 freeway, restaurants and amenities.



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Property Overview

4646 E. Los Angeles Avenue is a 28,129 square foot warehouse distribution building located in the eastern end of Simi Valley. Built in 2000, this a best in class concrete-tilt-up building offering many hard to find features. The building offers insulated warehouse space with 20' interior clearance height which is accessed via 3 dock high loading positions with load levelers. The building also features 8,000 square feet of office space, 1,200 Amps of 3 Phase 277/480 volt 3-phase electrical power which is heavily distributed throughout the building. The building provides a 2.53 / 1,000 parking ration with 71 parking stalls and a .33/3,114 internal fire sprinkler system.

Location Overview

Simi Valley is a city located in the southeast corner of Ventura County, California, bordering the San Fernando Valley of Los Angeles and is part of the Greater Los Angeles Area. The city is situated west of the San Fernando Valley and east of the Conejo Valley, just 40 miles from Downtown Los Angeles. Located in the valley of the same name, Simi Valley is surrounded by the Santa Susana mountain range and the Simi Hills. It is the third largest city in Ventura County. A study done by the University of Vermont ranked Simi Valley as the fifth happiest city in the United States and it is also consistently considered one of the safest cities in the country according to FBI crime statistics. Simi Valley is well-known as the home of the Ronald Reagan Presidential Library, where the former president was laid to rest following his death in 2004.



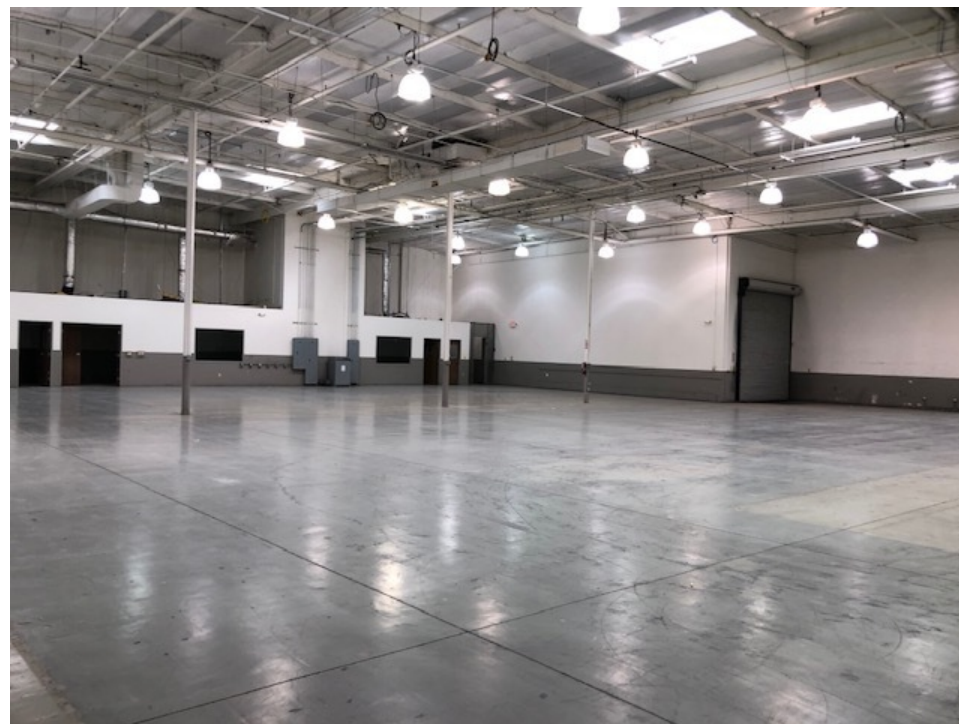
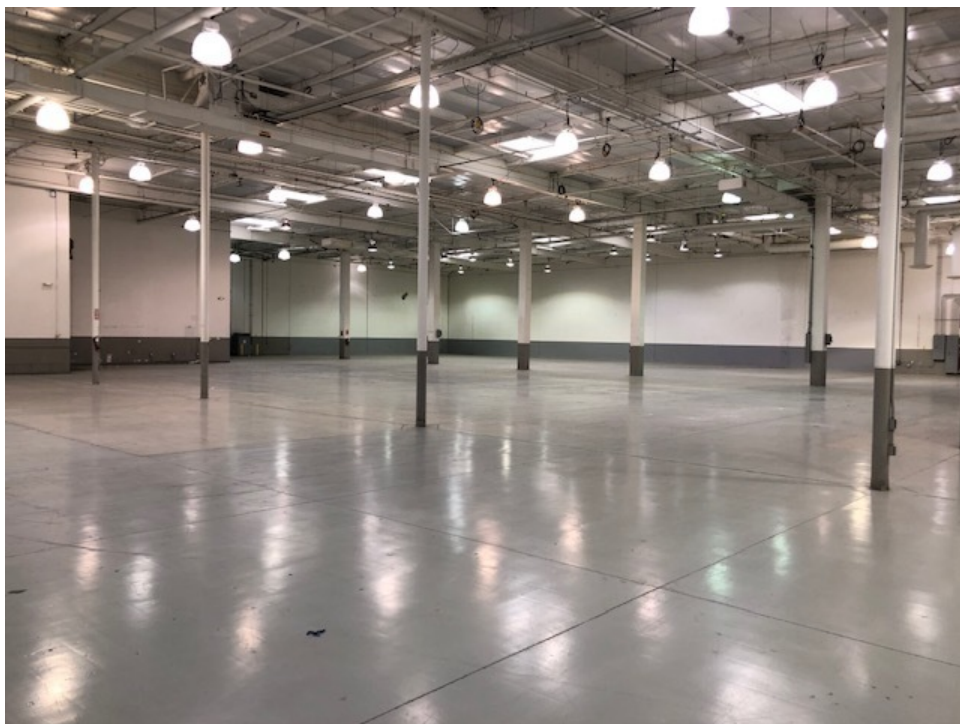


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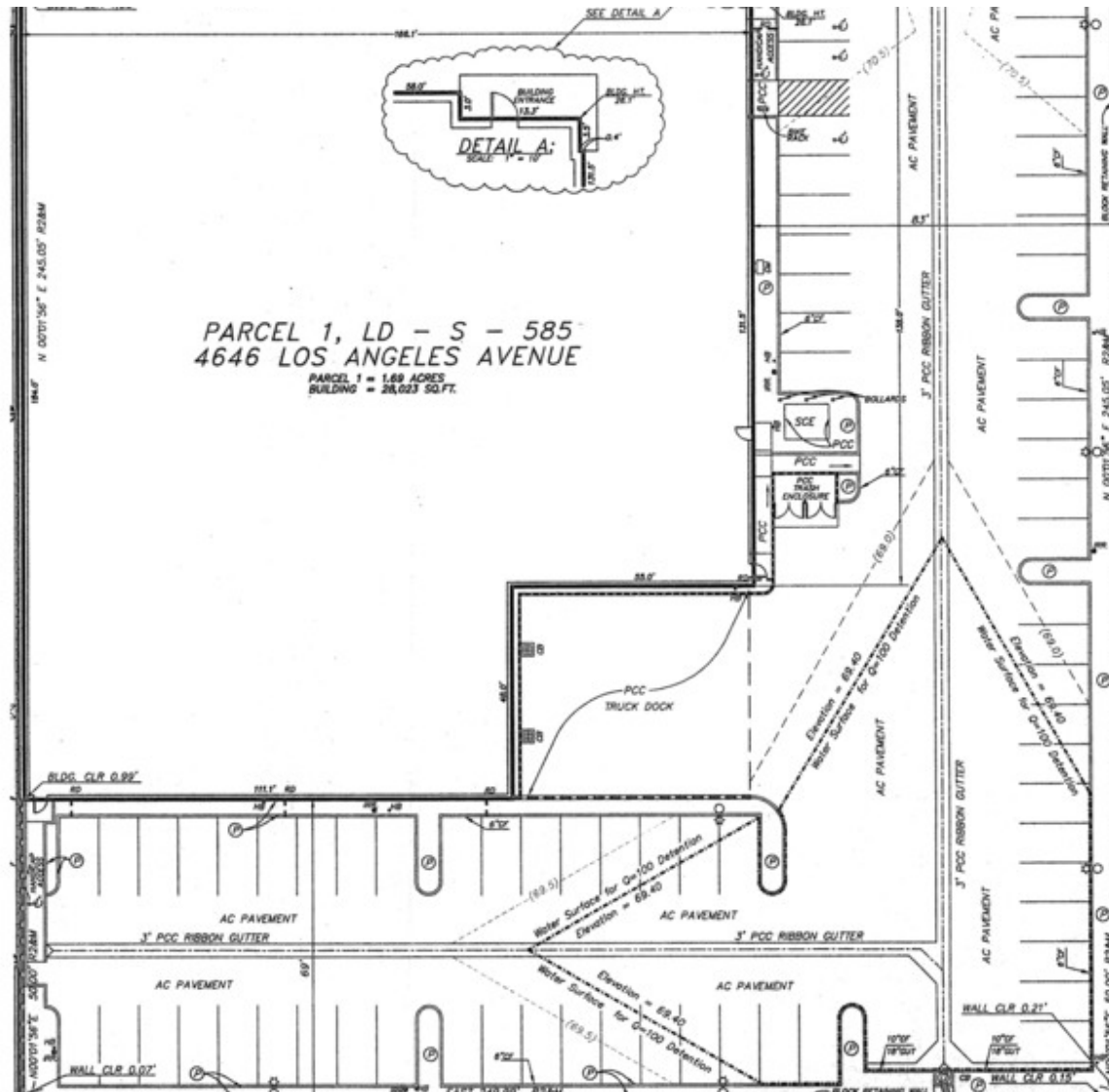


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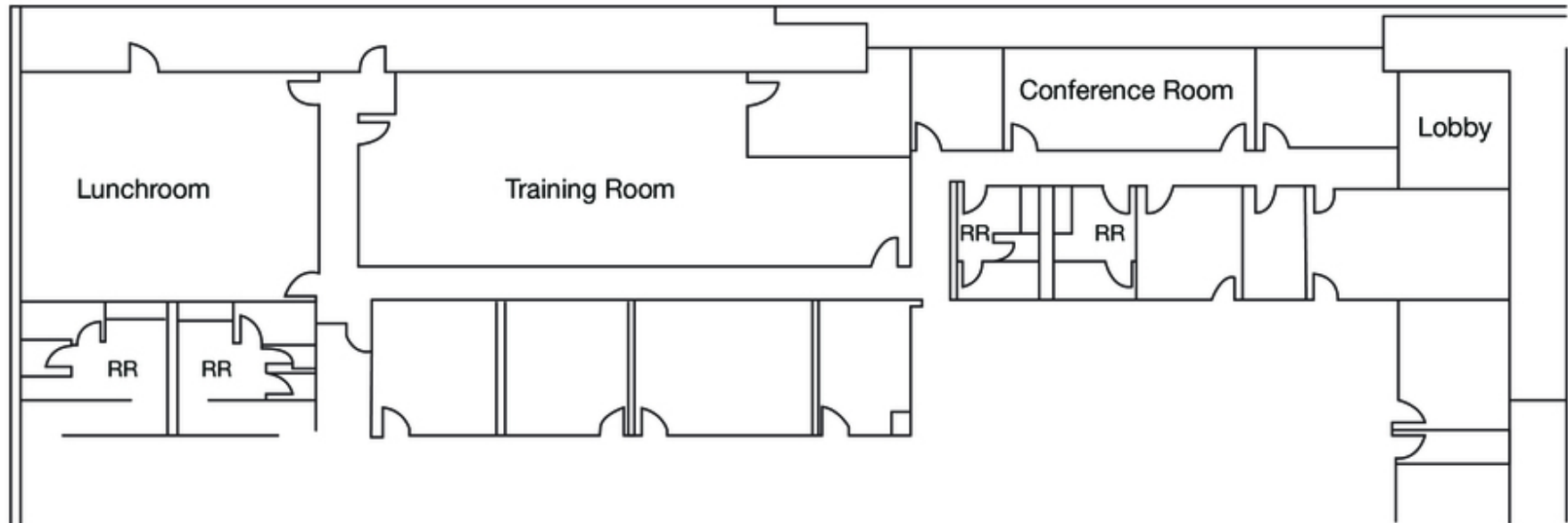


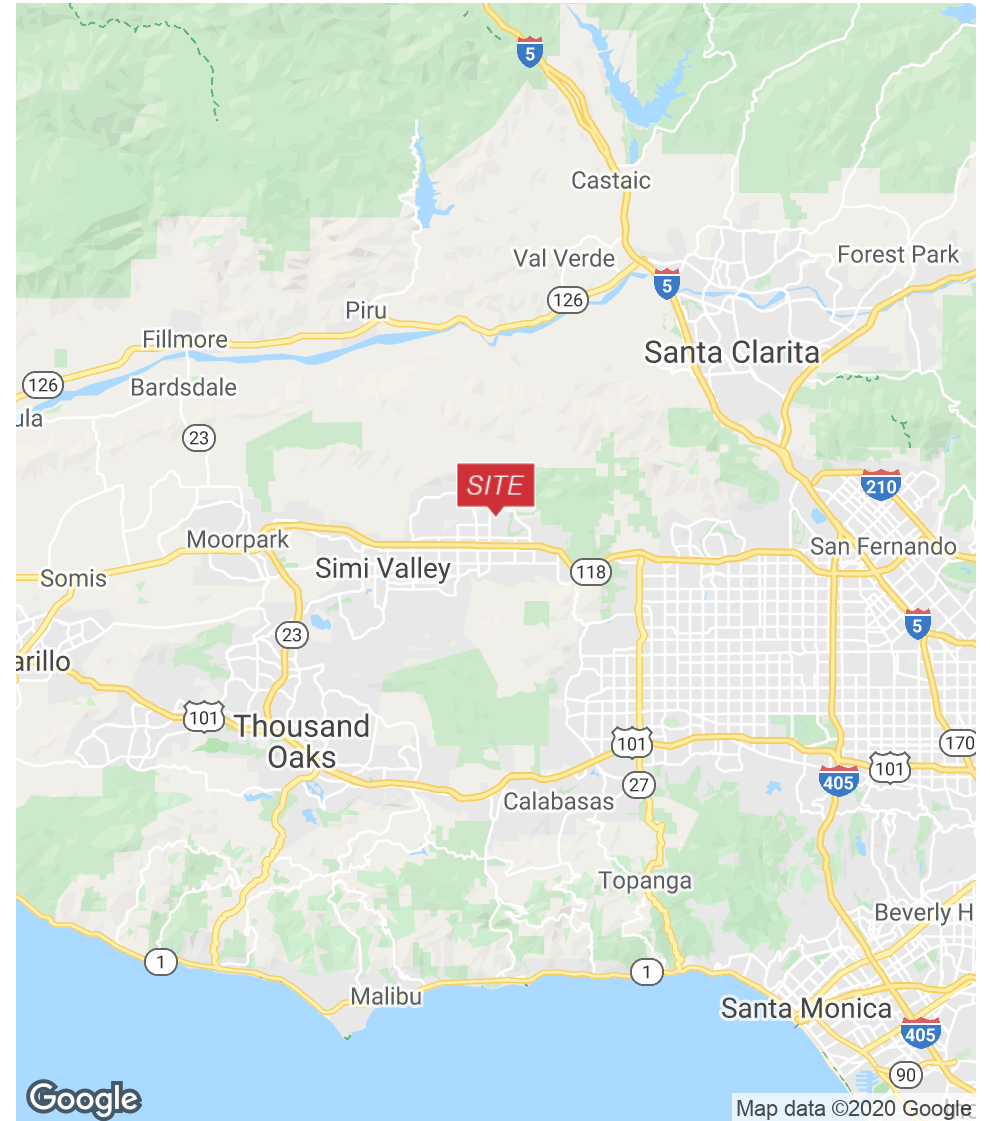
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