

MOORPARK FREEWAY BUSINESS CENTER

331 Science Drive, Moorpark, California

Professionally constructed,
owned and managed by:

**WEST AMERICA
CONSTRUCTION**

AVAILABLE FOR LEASE

For more information
please contact:

GRANT FULKERSON, SIOR
Managing Director | Principal
818.449.4401
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

MICHAEL TINGUS
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
License ID # 01013724

Lee & Associates®
LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
26050 Mureau Road, Suite 101
Calabasas, CA 91302
P: 818-223-4388 F: 818-591-1450
www.lee-associates.com



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.



PROJECT HIGHLIGHTS

- HIGH IMAGE INDUSTRIAL FACILITY
- IMMEDIATE ACCESS TO 23 & 118 HIGHWAYS
- WALKING DISTANCE TO NUMEROUS RETAIL AMENITIES
- FREE-STANDING BUILDING
- HIGH-END IMPROVEMENTS

PROJECT SPECIFICATIONS

- BUILDING SIZE 7,508 SF
- OFFICE SIZE 1,853 SF
- WAREHOUSE SIZE 5,655 SF
- ASKING LEASE RATE \$1.30 PSF Gross
- LOADING 1 Ground Level
- MIN CLR HT 18 Feet
- ZONING M1
- PARKING 21 Stalls
- POWER 400A 277-480V

MOORPARK FREEWAY BUSINESS CENTER

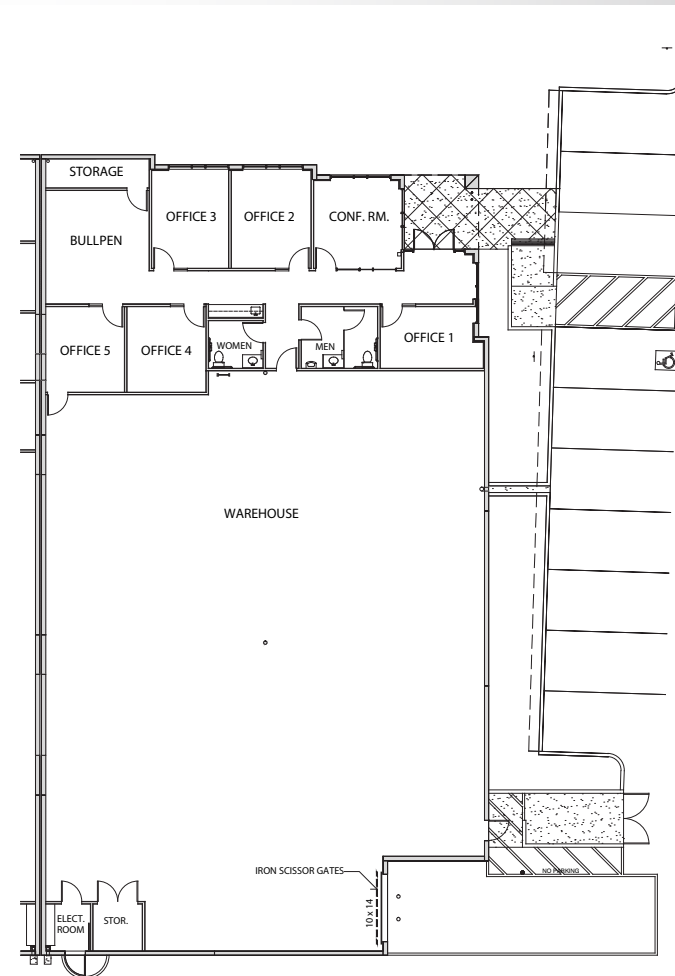
331 Science Drive, Moorpark, California

Professionally constructed,
owned and managed by:

**WEST AMERICA
CONSTRUCTION**

**AVAILABLE
FOR LEASE**

FLOOR PLAN



NOT TO SCALE

MOORPARK FREEWAY BUSINESS CENTER

331 Science Drive, Moorpark, California

Professionally constructed,
owned and managed by:

**WEST AMERICA
CONSTRUCTION**

**AVAILABLE
FOR LEASE**

For more information
please contact:

GRANT FULKERSON, SIOR
Managing Director | Principal
818.449.4401
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

MICHAEL TINGUS
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
License ID # 01013724

Lee & Associates®
LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies

26050 Mureau Road, Suite 101
Calabasas, CA 91302
P: 818-223-4388 F: 818-591-1450
www.lee-associates.com

**LEE &
ASSOCIATES**

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.

AMENITIES AERIAL

