

# R&D/OFFICE CONDO FOR SALE

## PATRIOT COMMERCE CENTER 893 PATRIOT DRIVE, UNIT E

Moorpark, California



**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. CID #01191898

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# PATRIOT COMMERCE CENTER

## 893 PATRIOT DRIVE, UNIT E

Moorpark, California

### PROPERTY SPECIFICATIONS

#### 893 PATRIOT DRIVE, UNIT E

TOTAL SIZE:	6,237 SF
WAREHOUSE:	500 SF*
OFFICE	5,737 SF*
CLEAR HEIGHT:	24 Feet
PARKING:	17 Stalls
YEAR BUILT:	2007
SALE PRICE:	\$2,089,395 (\$335 PSF)

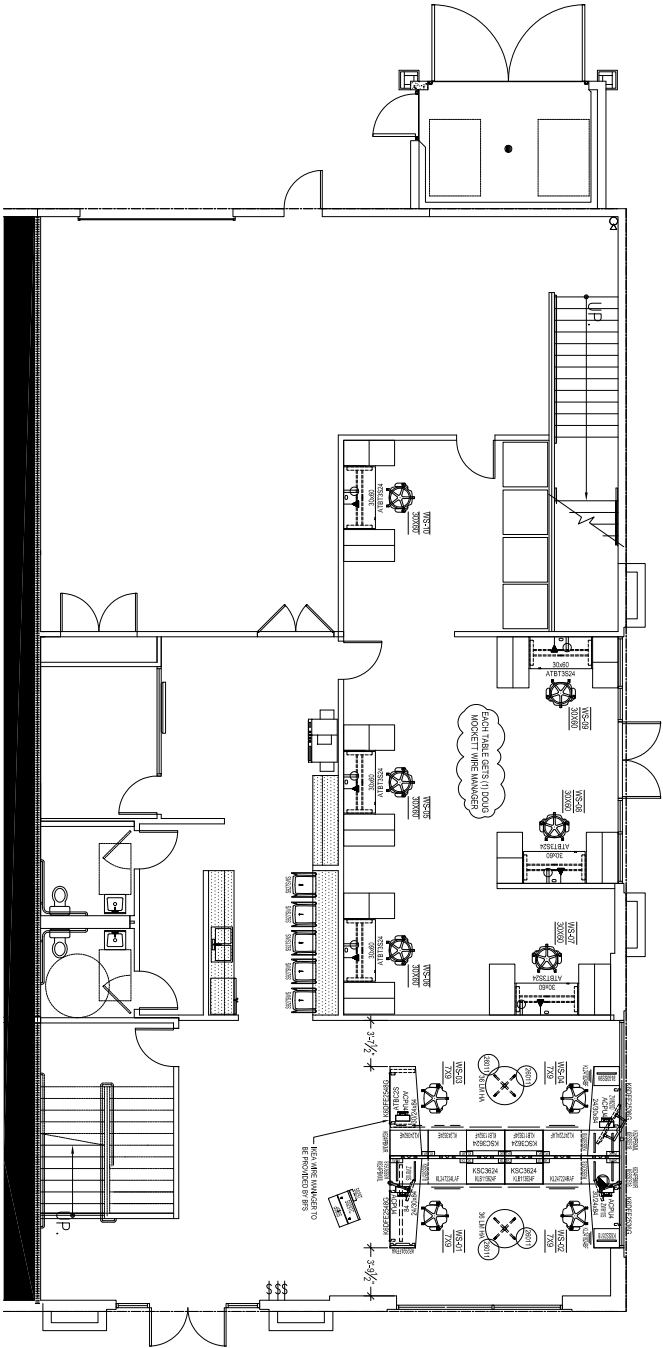
\*Office & warehouse SF are approximate.

### PROPERTY HIGHLIGHTS

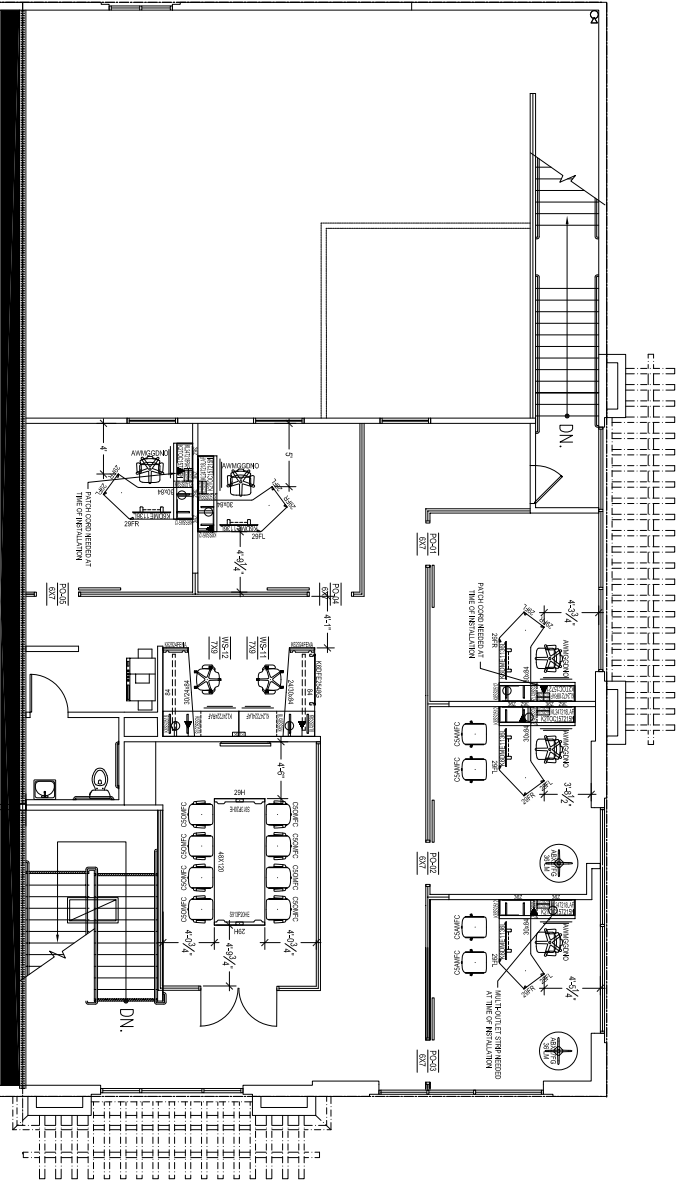
- High-End Improvements
- Immediate Access to 23 & 18 Highways
- Impressive Clearance Height of 24 Feet
- Walking Distance to Numerous Retail Amenities
- Moorpark Public Transit Stop On-Site
- Historically Low SBA Financing Available (Only 10% Down)
- Business Park Anchored by Los Robles Medical Plaza



UNIT E - FIRST FLOOR PLAN



UNIT E - SECOND FLOOR PLAN





# **PATRIOT COMMERCE CENTER**

## **893 PATRIOT DRIVE, UNIT E**

Moorpark, California

### **PROPERTY PHOTOS**





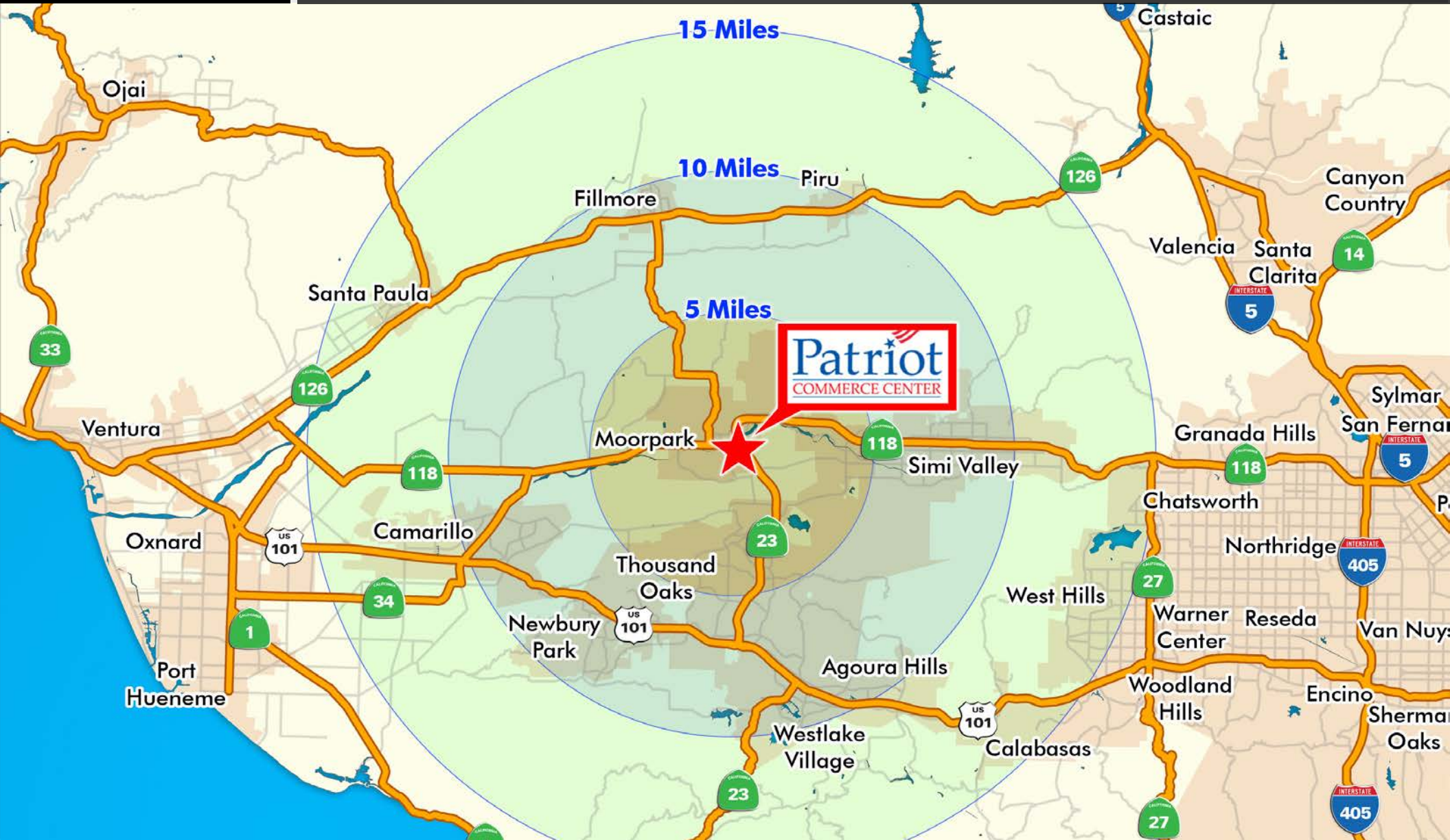
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Moorpark, California

**AVAILABLE  
FOR SALE**

LOCATOR MAP





# PATRIOT COMMERCE CENTER

## 893 PATRIOT DRIVE, UNIT E

Moorpark, California

AVAILABLE  
FOR SALE

AMENITIES AERIAL

