

**SIGNIFICANT
PRICE REDUCTION**

200 SCIENCE DRIVE
ADVANCED MANUFACTURING FOR SALE
MOORPARK, CA. 93021



MIKE TINGUS
President
818.223.4380
mtingus@lee-re.com
DRE# 01013724

GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
DRE# 01483890

PROFESSIONALLY OWNED
AND MANAGED BY
 **nearon**

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



IMMEDIATE
FREEWAY
ACCESS



HIGH
IMAGE



HEAVY
POWER



ALONG MAIN
THOROUGHFARE



ABUNDANT
PARKING



EXISTING
RENT
INCOME



WALKING DISTANCE
TO RETAIL AMENITIES

SALE PRICE: \$16,975,000 (\$147 PSF)



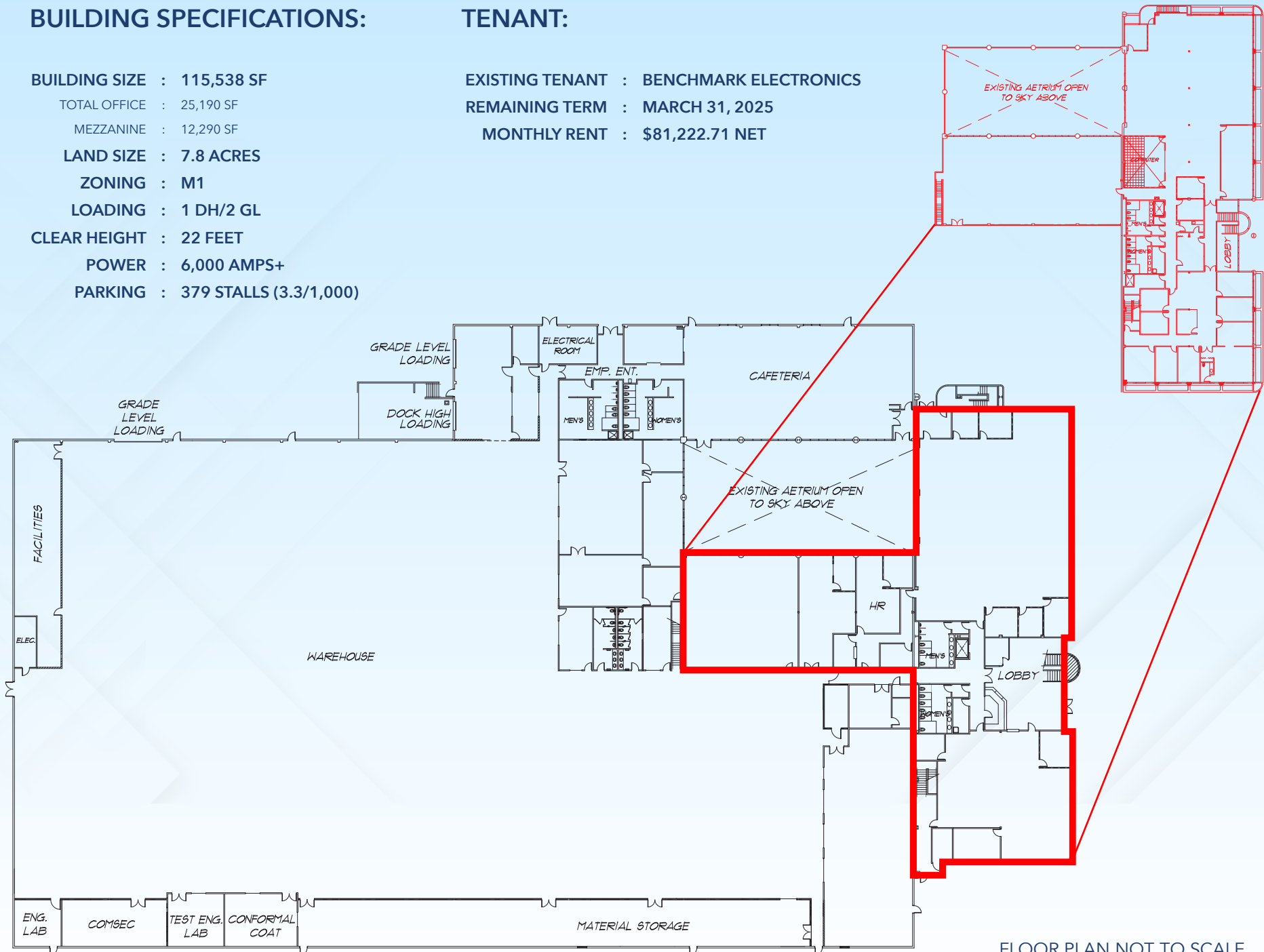
OWNER-USER/INVESTOR, HIGH IMAGE, MANUFACTURING FACILITY

BUILDING SPECIFICATIONS:

BUILDING SIZE : 115,538 SF
TOTAL OFFICE : 25,190 SF
MEZZANINE : 12,290 SF
LAND SIZE : 7.8 ACRES
ZONING : M1
LOADING : 1 DH/2 GL
CLEAR HEIGHT : 22 FEET
POWER : 6,000 AMPS+
PARKING : 379 STALLS (3.3/1,000)

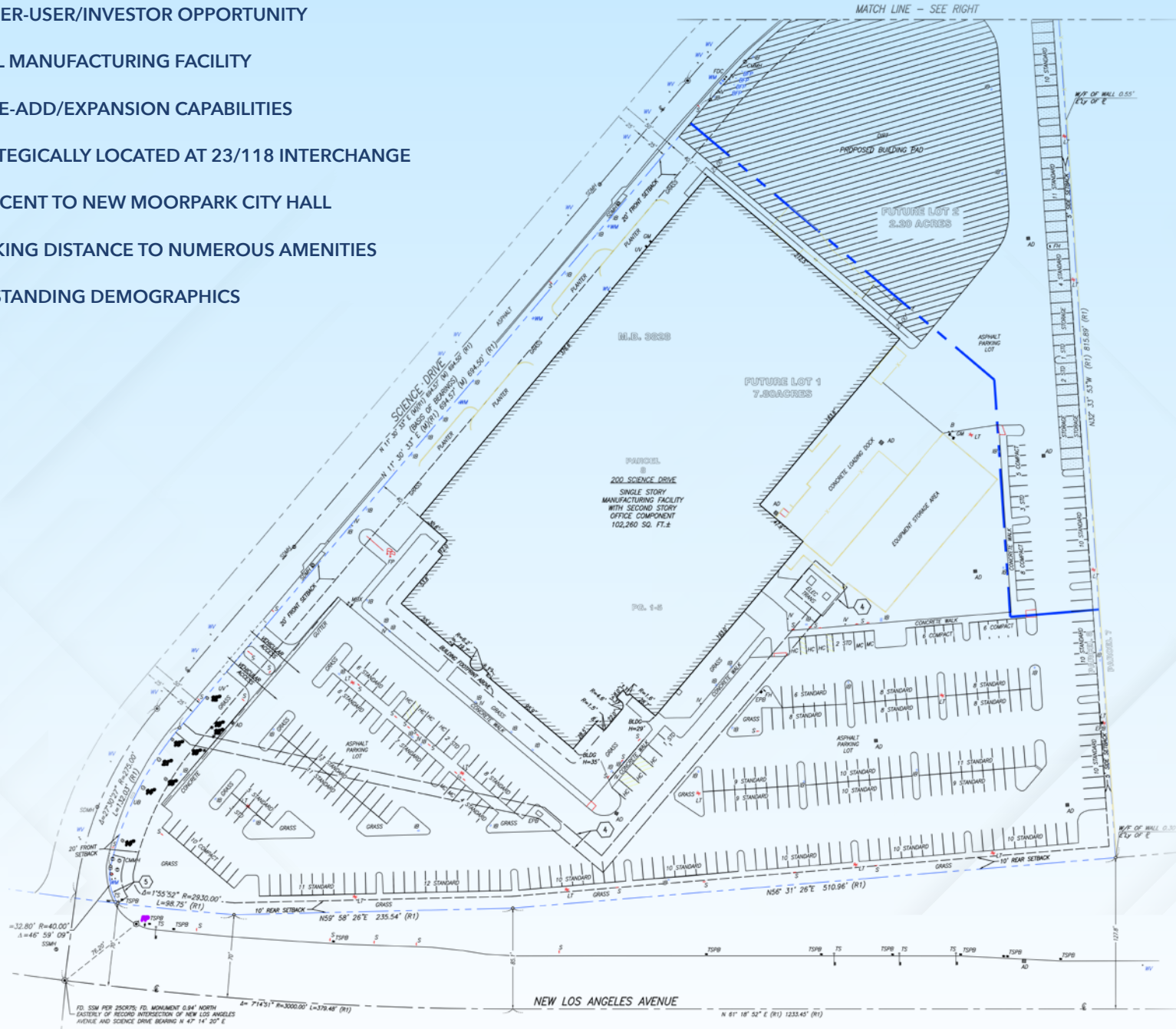
TENANT:

EXISTING TENANT : BENCHMARK ELECTRONICS
REMAINING TERM : MARCH 31, 2025
MONTHLY RENT : \$81,222.71 NET



FLOOR PLAN NOT TO SCALE

- OWNER-USER/INVESTOR OPPORTUNITY
- IDEAL MANUFACTURING FACILITY
- VALUE-ADD/EXPANSION CAPABILITIES
- STRATEGICALLY LOCATED AT 23/118 INTERCHANGE
- ADJACENT TO NEW MOORPARK CITY HALL
- WALKING DISTANCE TO NUMEROUS AMENITIES
- OUTSTANDING DEMOGRAPHICS



PLAN NOT TO SCALE



LEE & ASSOCIATES
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