

**5105 MAUREEN LANE**  
**NNN INDUSTRIAL INVESTMENT**  
**MOORPARK, CA. 93021**



**GRANT FULKERSON, SIOR**  
Principal  
818.304.4956  
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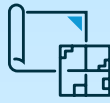
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



BUILDING SIZE:  
24,310 SF



OFFICE:  
±6,000 SF



PARCE SIZE:  
47,916 SF



ZONING:  
M2



LOADING:  
2 GROUND  
LEVEL



CLEAR  
HEIGHT:  
20 FEET



POWER:  
800 AMPS

SALE PRICE: \$6,400,000 (\$263 PSF) | CAP RATE 5.25%



## PROPERTY INFORMATION

**BUILDING SIZE** : 24,310 SF

**OFFICE** : ±6,000 SF

**PARCEL SIZE** : 47,916 SF

**ZONING** : M2

**CLEAR HEIGHT** : 20 FEET

**POWER** : 800 AMPS

**TENANT** : ULTRON SYSTEMS INC.

**LEASE RATE** : \$1.15 PSF NNN

**LEASE TERM** : 5-YEARS

**ANNUAL NOI** : \$336,000

**CAP RATE** : 5.25%

**SALE PRICE** : \$6,400,000 (\$263 PSF)



## ULTRON SYSTEMS

### Tenant:

Ultron Systems, Inc. is a privately owned corporation established in 1982, with the goal of providing quality assembly equipment and products for the Semiconductor and Electronics Industries.

Ultron Systems offers a wide range of precision and value-oriented semiconductor assembly equipment in both manual- and fully-automatic models, as well as one of the largest selections of semiconductor adhesive plastic tape -- which include everything from conventional "blue tape" to our industry leading Silicone-Free and UV tapes -- for dicing and backgrinding processes.

### Lease:

**Lease Form:** AIR/CRE Single-Tenant Lease Net  
**Lease Expiration:** December 31, 2028  
**Rent Adjustments:** Fixed 3%, Annually  
**Options:** Two (2), 5-Year, Extensions  
**Option Rent:** FMV w/ 3% Annual Increases

### Building Notes:

**Roof:** Renovated 2000  
**Parking Lot:** Re-Slurry & Re-Stripped 2024



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