

ENTITLED
10,133 SF INDUSTRIAL BUILDING

Agnew St

2244 FIRST STREET

INDUSTRIAL LAND FOR SALE

SIMI VALLEY, CA 93065

First St



**2244 First St, Simi Valley
(APN#: 632-0-320-525)
(±1.01 Acres)**

METROLINK



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Fully Entitled



Major Street Identity



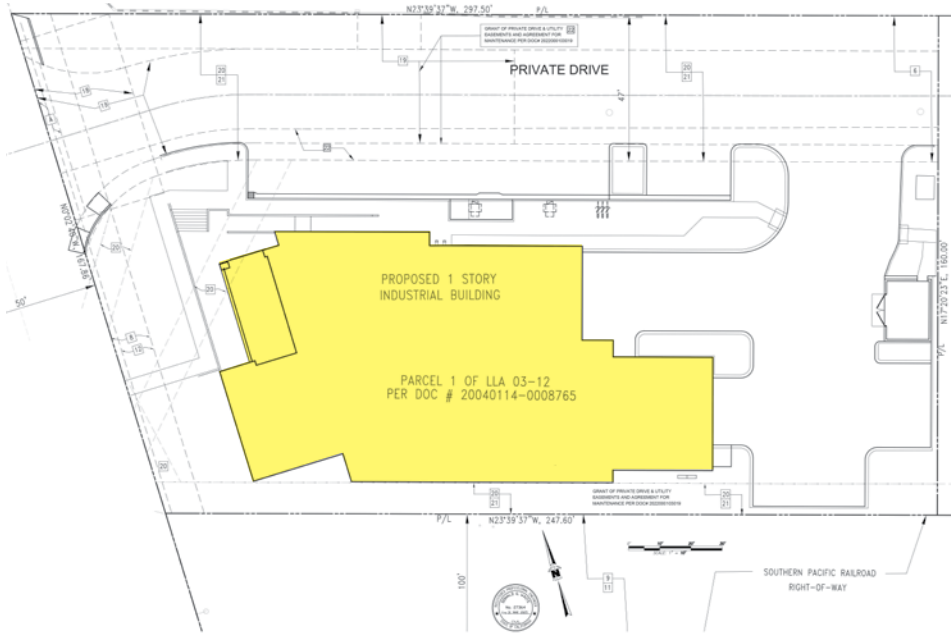
Ideal for Wholesale Related Uses



Immediate Freeway Access



Nearby Numerous Retail Amenities



LAND SPECIFICATIONS

PARCEL SIZE:	43,652 SF
APN:	632 - 0 - 320 - 525
ZONING:	LIGHT INDUSTRIAL
SALE PRICE:	\$1,750,00 (\$40 PSF)

BUILDING SPECIFICATIONS

SIZE:	10,133 SF
WAREHOUSE:	8,345 SF
OFFICE:	1,788 SF
LOADING:	2 DOCK HIGH, 1 GROUND LEVEL
CLEAR HEIGHT:	23 FT
PARKING:	21 STALLS

2244 FIRST STREET, SIMI VALLEY



SUBJECT
 2244 First St
 Simi Valley, CA

TOYOTA CHEVROLET NISSAN CHRYSLER
 Jeep
 Ford AMERICA'S TIRE RAM
 HONDA BUICK GMC

BIG 5 DISCOUNTS dds Starbucks Thai noodles
 PIZZA HUT PAPA JOHN'S O'Reilly NUTRISHOP
 Bank of America BOMB HOAGIE ReStore

VONS Vons Express Chevron
 7 ELEVEN
 SUPERCUTS
 ELVIRA'S MEXICAN GRILL Logix
 WINGS-STOP TOPPERS

Auto Zone Domino's PIZZA OLIVIO'S TRATTORIA
 fatted's PIZZA

AVABLANA CHUY'S
 boost Tomodachi Sushi
 SZECHUWAN GARDEN CHINESE Herb & Spice LAO'S CUISINE

KFC Jack in the Box HEBBES McDonald's
 usbank jiffy lube El Pollo Corona Grill
 Western Dental & Orthodontics U-HAUL APA AUTO PARTS

harley's

HARBOR FREIGHT TOOLS Thai Kitchen RESTAURANT Public Storage
 BIG BRAND TIRE & SERVICE Exxon
 GOODYEAR KIA

Smart & Final
 PASTO PASTA K

STATER BROS. markets. PEPBOYS AUTO Yolanda's Hikari
 9 goodfelli 7 ELEVEN Advance Auto Parts FANTASTIC SAM'S HAIR SALONS
 H&R BLOCK enterprise MIDAS 76 PALAPA GRILL MEXICAN FOOD

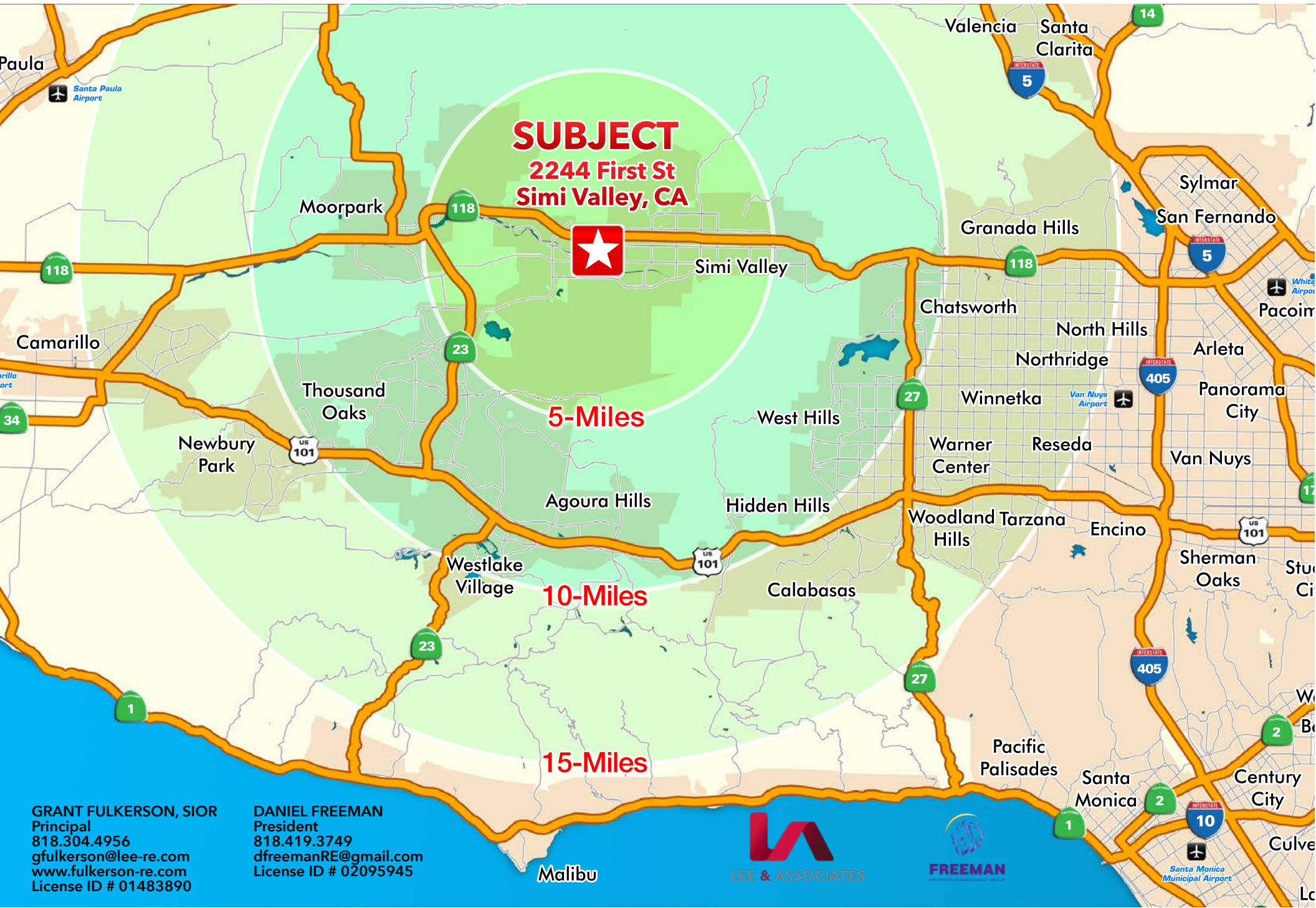
Shell Burger King WELLS FARGO Chevron
 Firestone

TACO BELL Wendy's Arby's
 FedEx

BR bekin' fobbin' SUBWAY
 VAPORS CIGARETTES & E-CIGARETTES

Rancho Simi Community Park

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LEE & ASSOCIATES



FREEMAN