

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



GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

DANIEL FREEMAN
President
818.419.3749
dfreemanRE@gmail.com
License ID # 02095945





Fully Entitled



Major Street Identity



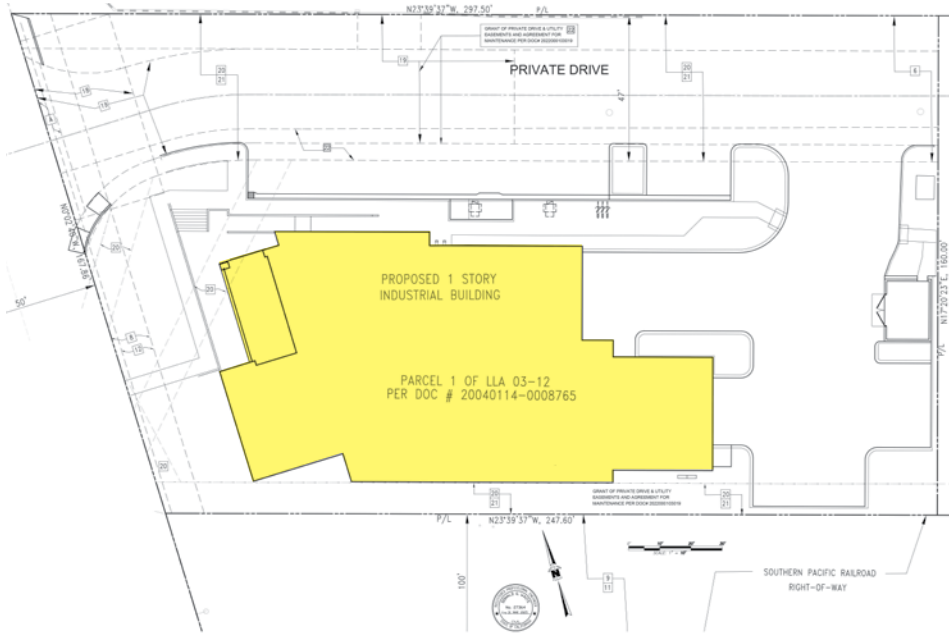
Ideal for Wholesale Related Uses



Immediate Freeway Access



Nearby Numerous Retail Amenities



LAND SPECIFICATIONS

PARCEL SIZE:	43,652 SF
APN:	632 - 0 - 320 - 525
ZONING:	LIGHT INDUSTRIAL
SALE PRICE:	\$1,750,000 (\$40 PSF)

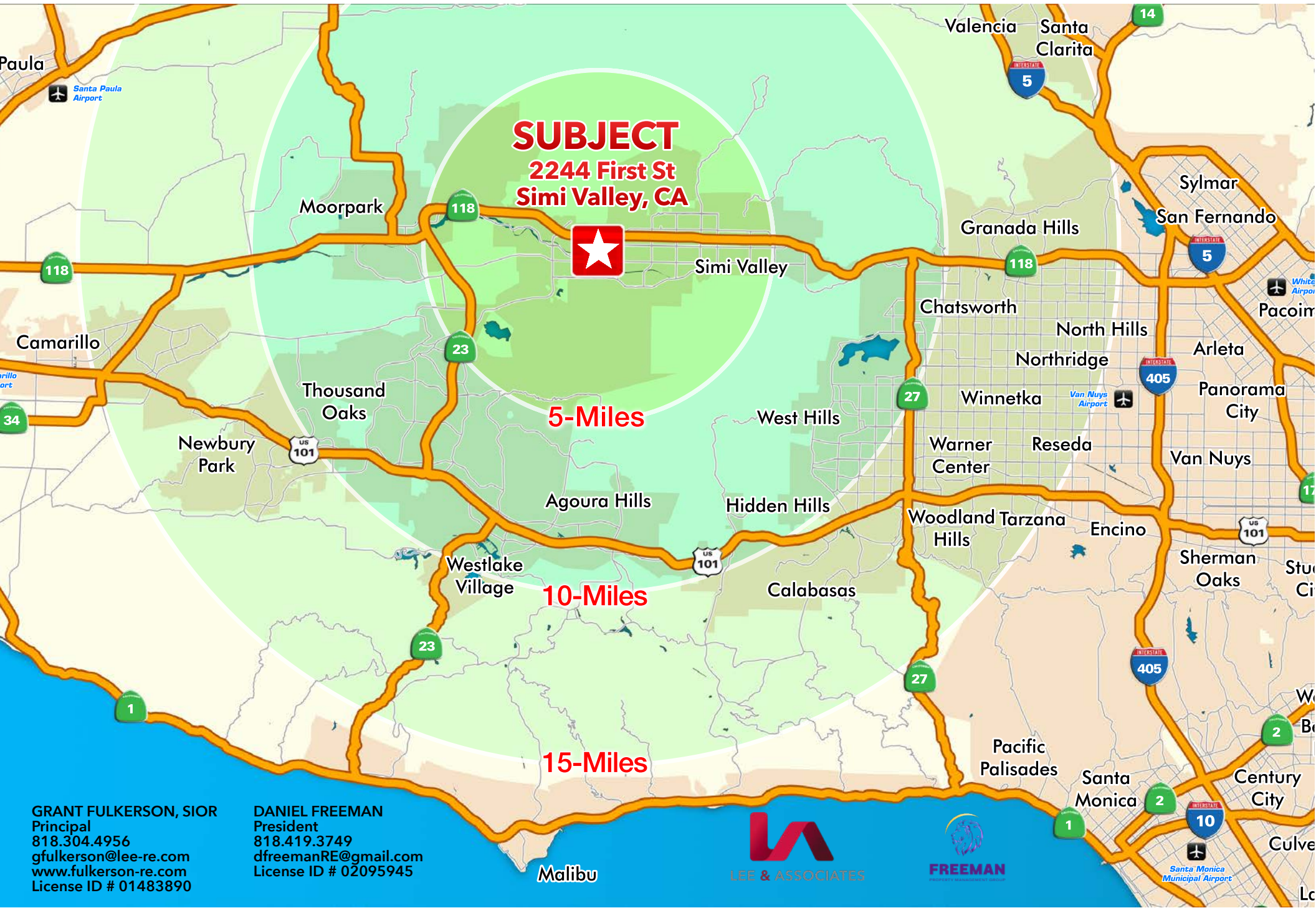
BUILDING SPECIFICATIONS

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

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Malibu



LEE & ASSOCIATES



FREEMAN