

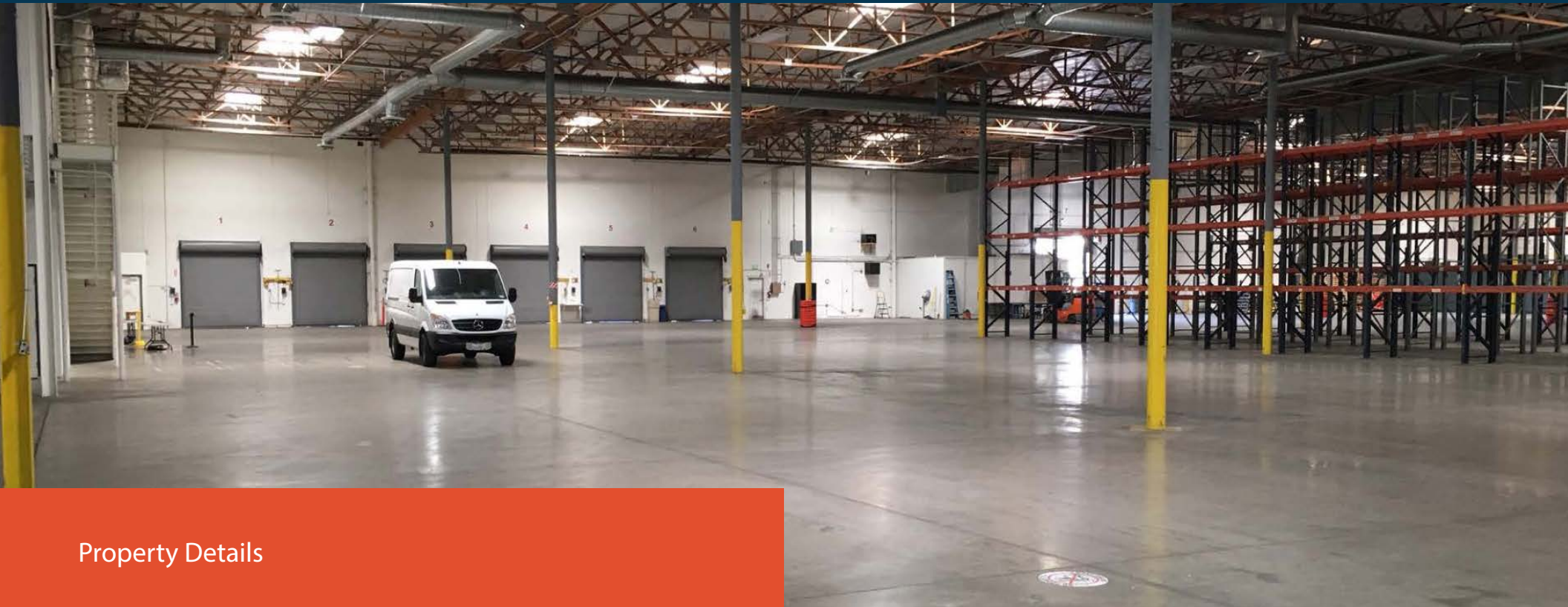


- 24 ft Clear Height | ESFR Sprinklers
- Truck Court with 143 ft Turning Radius
- 8 Dock High Doors

96,641 SF AVAILABLE FOR LEASE

INDUSTRIAL FACILITY | FOR LEASE

2280 Ward Ave | Simi Valley, CA



Property Details

AVAILABLE: 96,641 SF

OFFICE: 9,545 SF

CLEAR HEIGHT: 24 FT

DOCK HIGH LOADING: 8 Dock High Doors

GROUND LEVEL LOADING: 1 Ground Level Door

PARKING: 115 Parking Stalls

POWER: 800 AMPS, 277/480 Volts

SPRINKLERS: ESFR

ZONING: G1

YARD: Private and Fenced

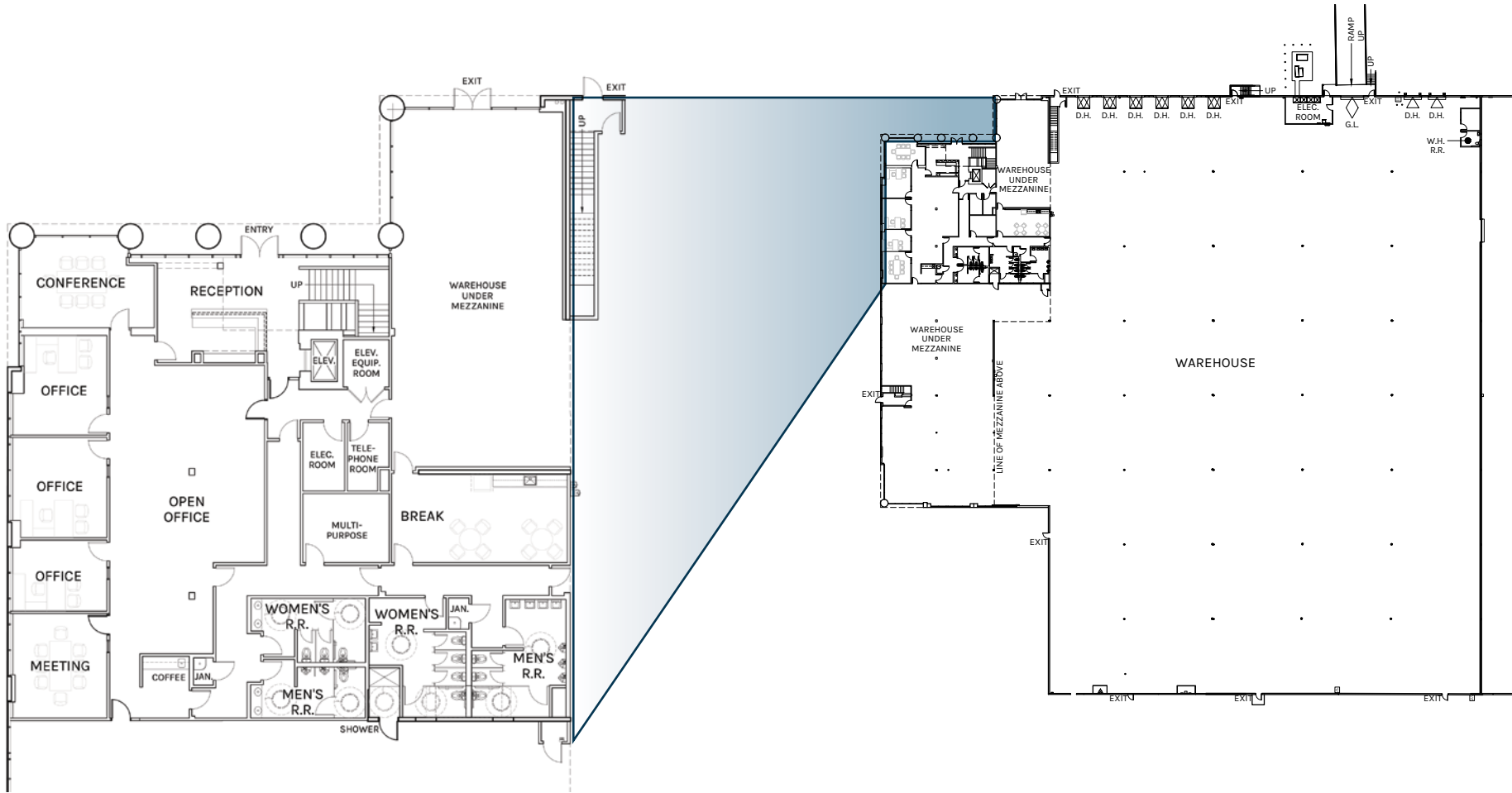
ASKING RATE: \$1.45 PSF MG





WAREHOUSE DISTRIBUTION FACILITY

- Outstanding Clearance Height
- Enormous Concrete Truck Yard With 143' Turning Radius
- ESFR Sprinklers
- Expansion Capabilities
- Close Proximity to Highway 118
- High Image Distribution Facility
- Gated and Fenced

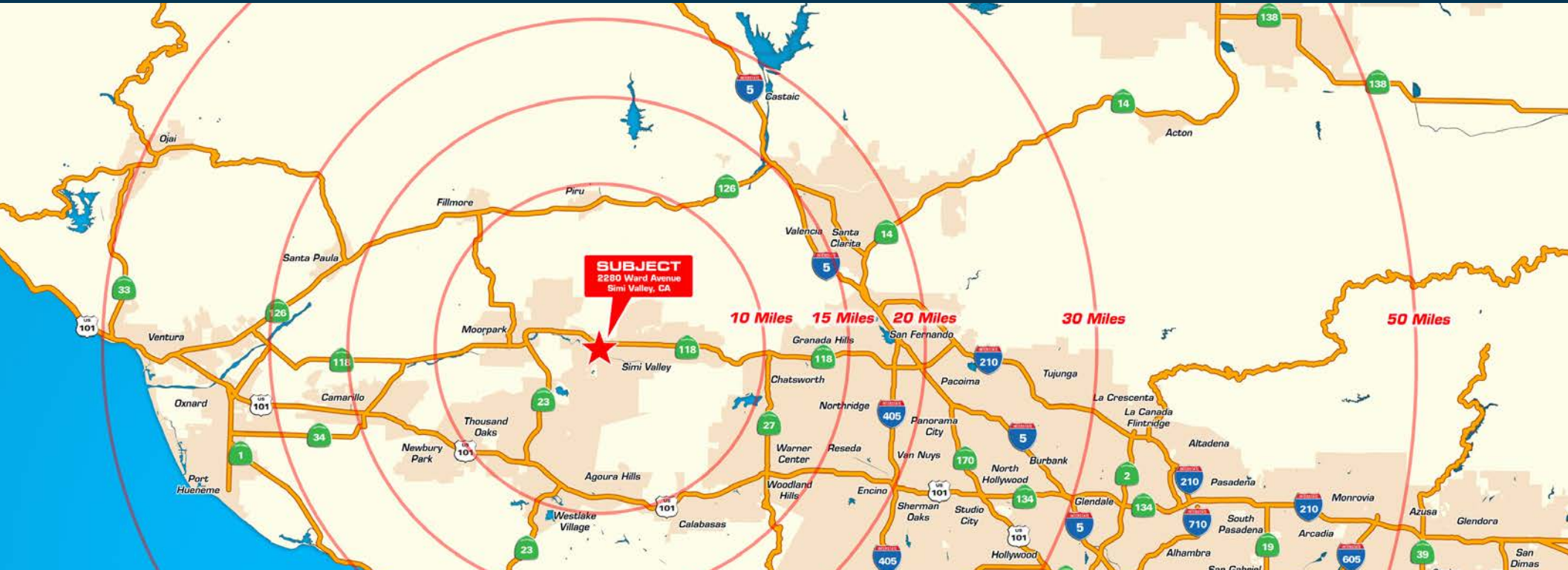


WAREHOUSE
87,096 SF

OFFICE
9,545 SF

TOTAL
96,641 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



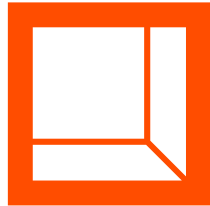
Approximate Drive Times

52 Minutes LAX	30 Minutes Burbank Airport
90 Minutes Port of Long Beach	35 Minutes Port Hueneme
49 Minutes Downtown LA	60 Minutes City of Commerce/ Industry

Los Angeles Int'l Airport (LAX)
± 30 Miles

Part of Long Beach
± 49 Miles





**Rexford
Industrial**

Leasing Contacts

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