

CHAMBERS BUSINESS PARK

INDUSTRIAL FOR LEASE

SIMI VALLEY, CA



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SUPERB STREET IDENTITY
(13K + CARS/DAY)



**NUMEROUS RETAIL
AMENITIES NEARBY**



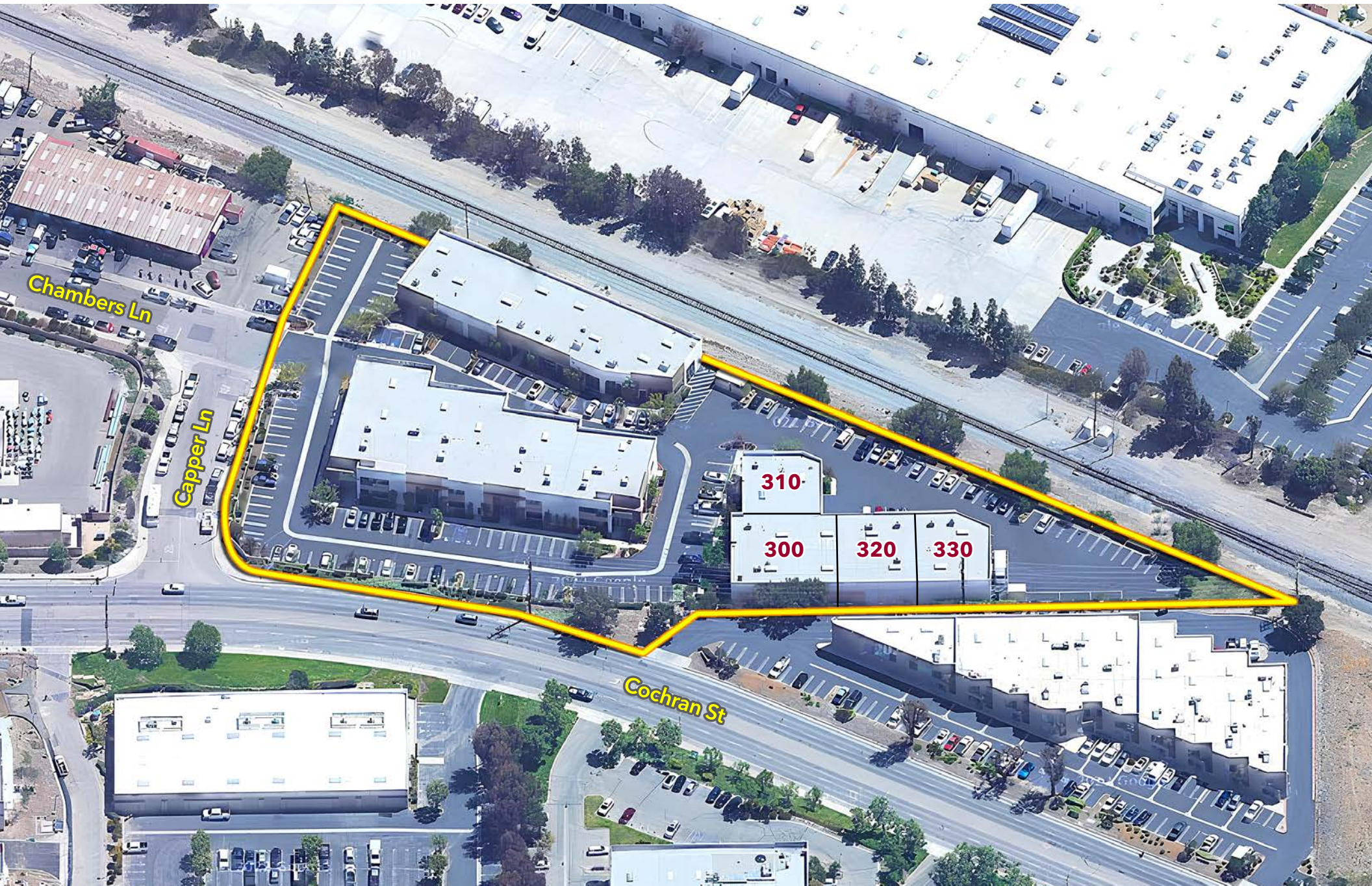
**IMMEDIATE ACCESS
TO HIGHWAY 118**



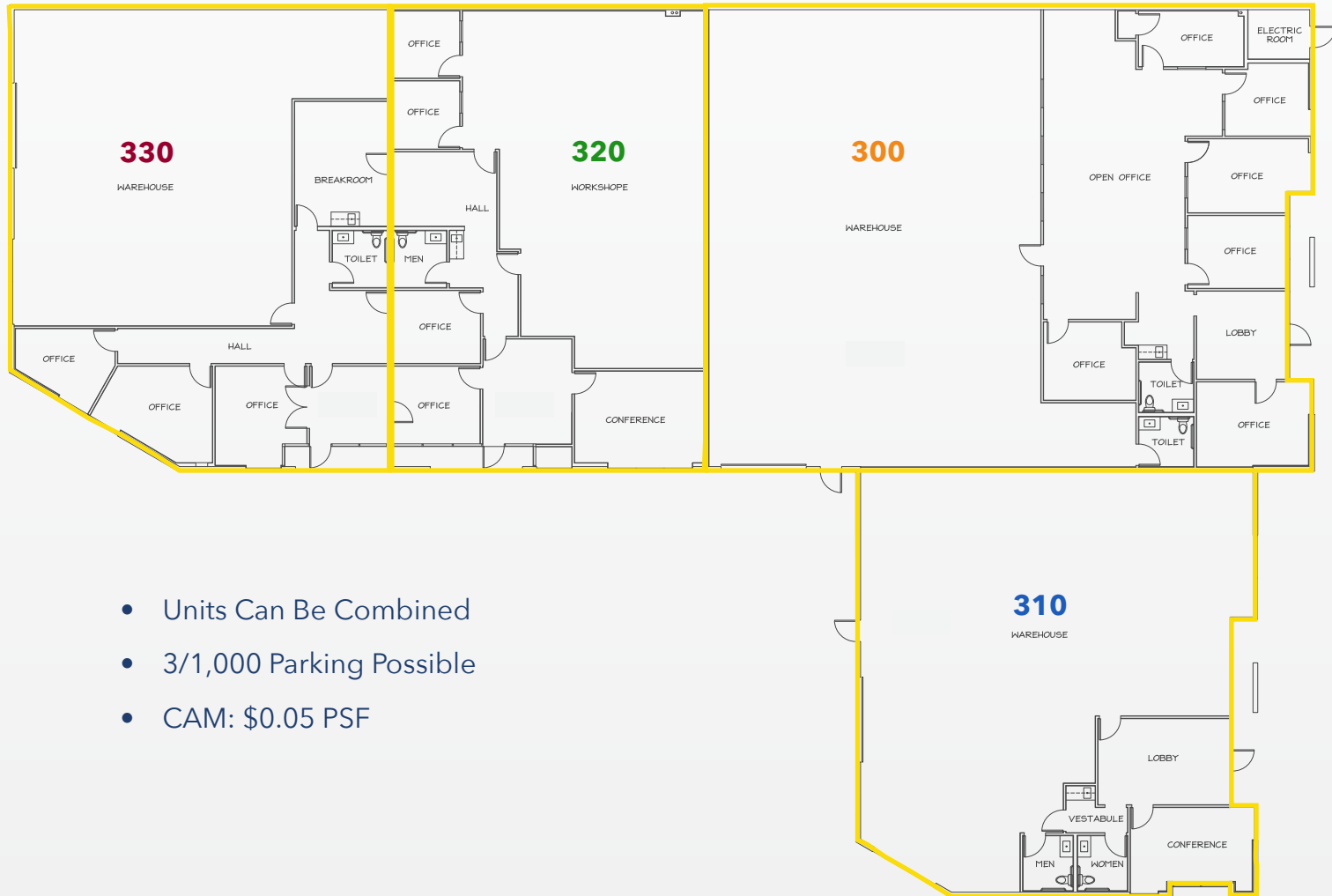
PARKING STALLS:
3/1,000



CLEAR HEIGHT:
±18 FT



UNIT	UNIT SIZE	OFFICE	WAREHOUSE	LOADING	PARKING	POWER	HEIGHT	LEASE RATE
300	5,633	2,245	3,388	1 GL	11 Stalls	200 A	18'	\$1.65 PSF Gross
310	3,348	587	2,761	1 GL	7 Stalls	200 A	18'	\$1.65 PSF Gross
320	2,942	1,347	1,595	1 GL	6 Stalls	200 A	18'	\$1.65 PSF Gross
330	3,357	1,317	2,040	1 GL	7 Stalls	200 A	18'	\$1.70 PSF Gross
TOTAL	15,280	5,496	9,784	4 GL	31 Stalls	800 A	18'	



- Units Can Be Combined
- 3/1,000 Parking Possible
- CAM: \$0.05 PSF



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