



96,641 SF AVAILABLE FOR LEASE

HIGH-IMAGE DISTRIBUTION FACILITY

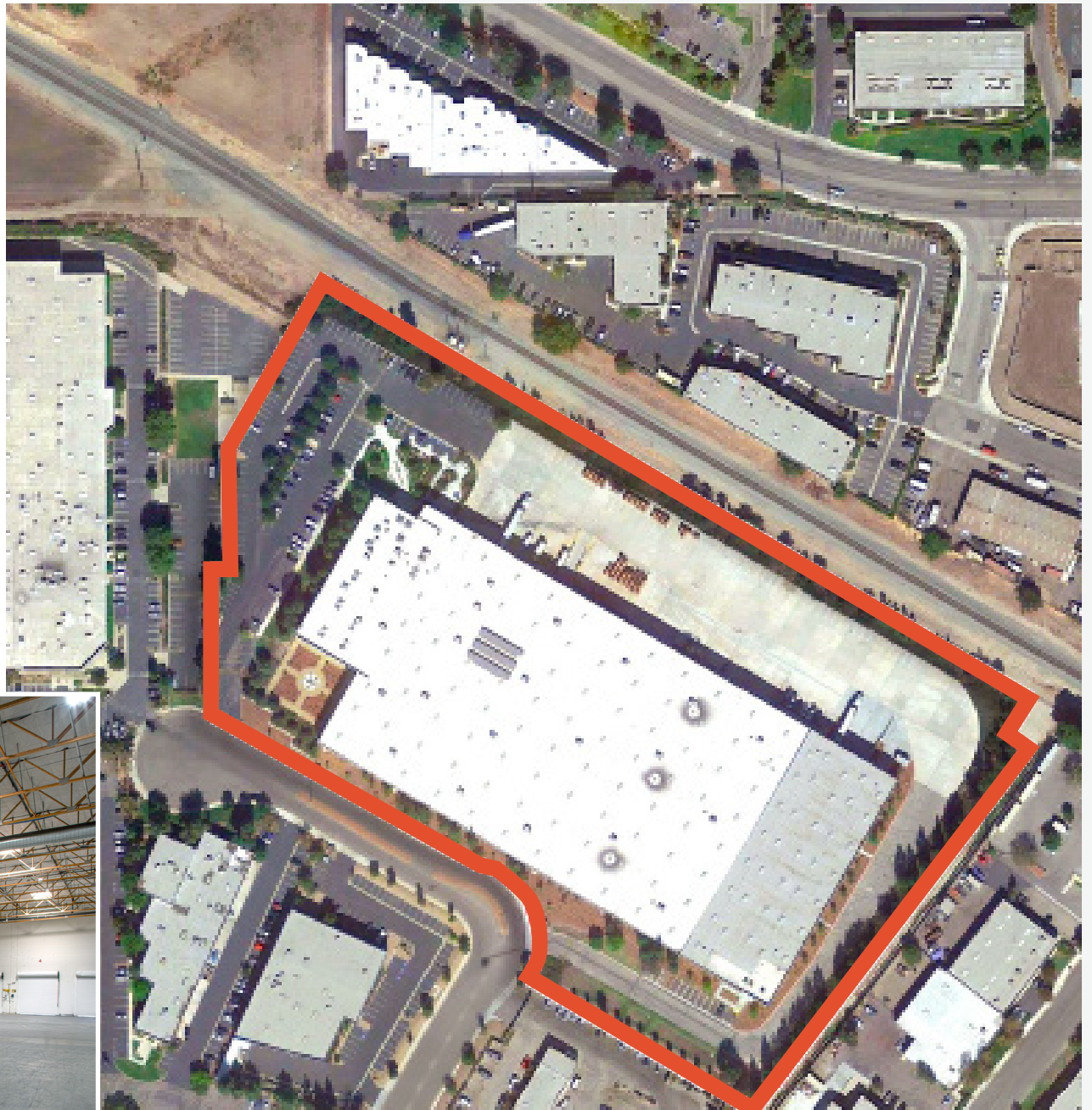
2280 WARD AVENUE

Simi Valley, CA | Ventura County



FEATURES

- 24' clear height
- ESFR sprinklers
- 800 amps, 277/480 service
- 8 DH & 1 GL positions
- 115 parking stalls
- 143' turning radius truck court
- \$1.45 MG + \$0.08 CAM PSF

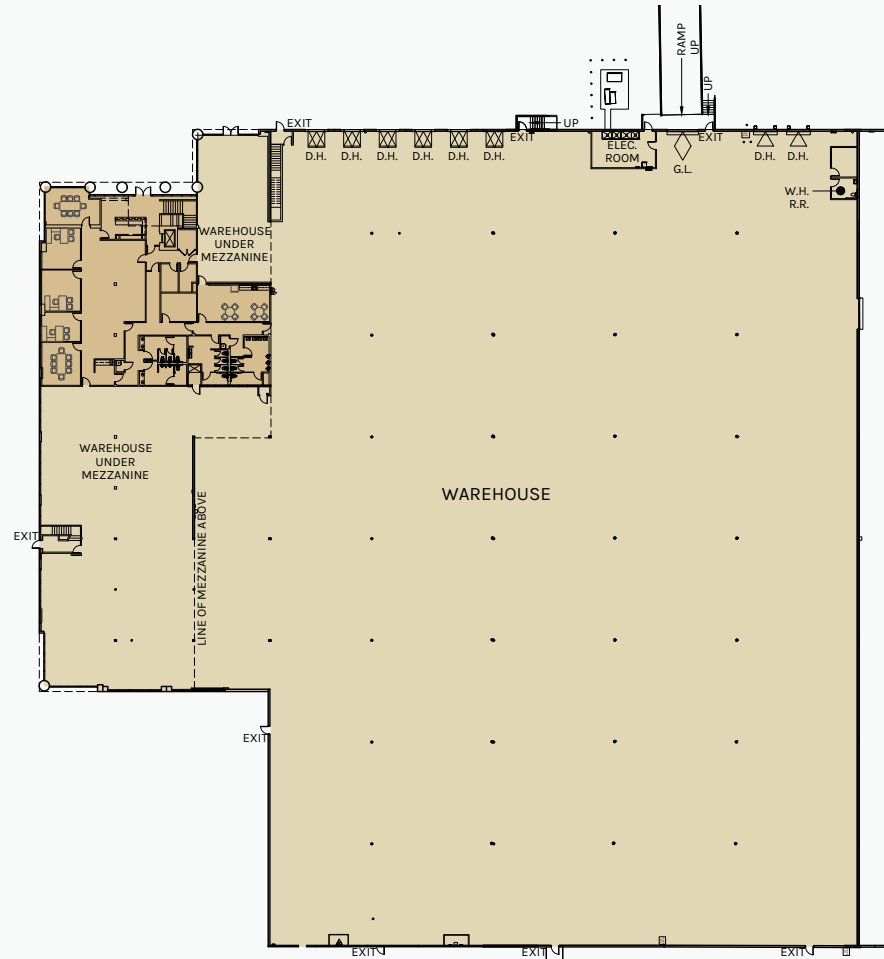


SITE PLAN

96,641 SF
BUILDING

87,096 SF
WAREHOUSE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN 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 THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



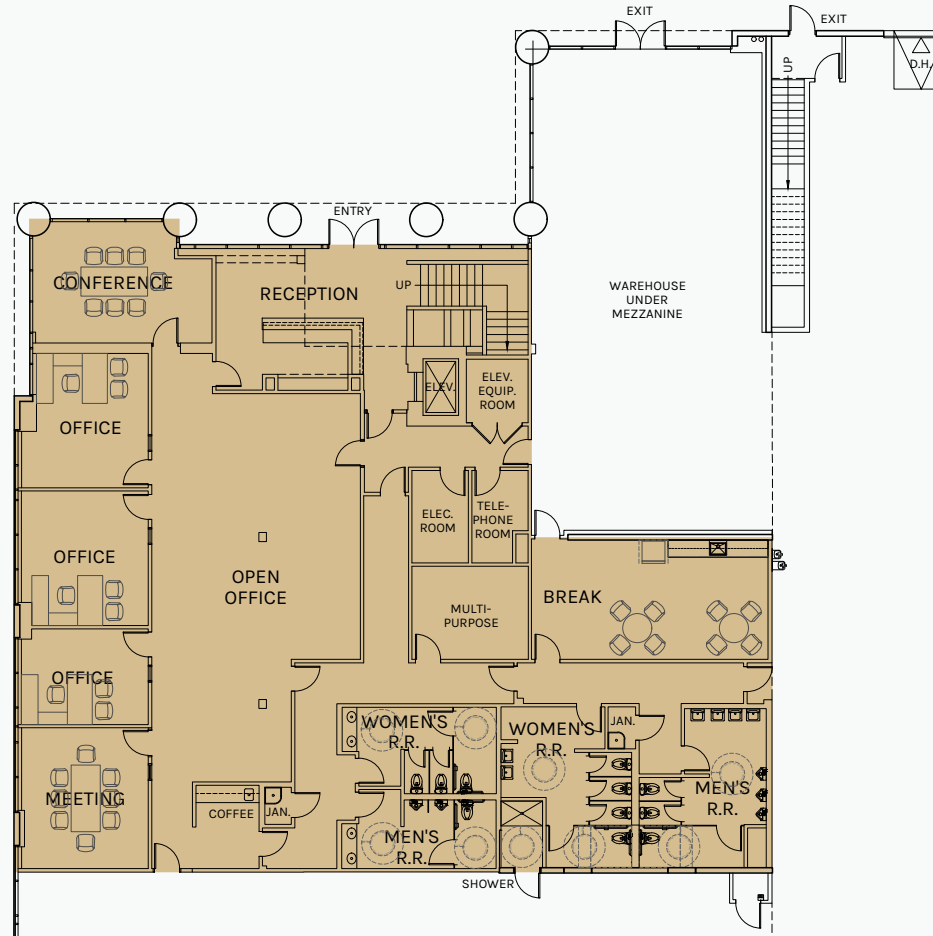
2280 Ward Avenue



OFFICE FLOOR PLAN

9,545 SF
OFFICE

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2280 Ward Ave.

10 Miles

15 Miles

20 Miles

30 Miles

50 Miles

Burbank Airport

Los Angeles

LAX

Long Beach Airport

Ports of L.A. & L.B.

LOCATION

30 Min.
BURBANK AIRPORT

35 Min.
PORT HUENEME

49 Min.
DOWNTOWN L.A.

52 Min.
LAX

60 Min.
COMMERCE/INDUSTRY

90 Min.
PORTS OF L.A. & L.B.





**Rexford
Industrial**

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