

CHAMBERS BUSINESS PARK

INDUSTRIAL FOR LEASE

SIMI VALLEY, CA



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

RYAN PELINO
Associate
818.854.5514
rpelino@lee-re.com
DRE# 02223932

BRYCE KOLB
Associate
818.497.3866
bkolb@lee-re.com
DRE# 02240862



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SUPERB STREET IDENTITY
(13K + CARS/DAY)



NUMEROUS RETAIL
AMENITIES NEARBY



IMMEDIATE ACCESS
TO HIGHWAY 118



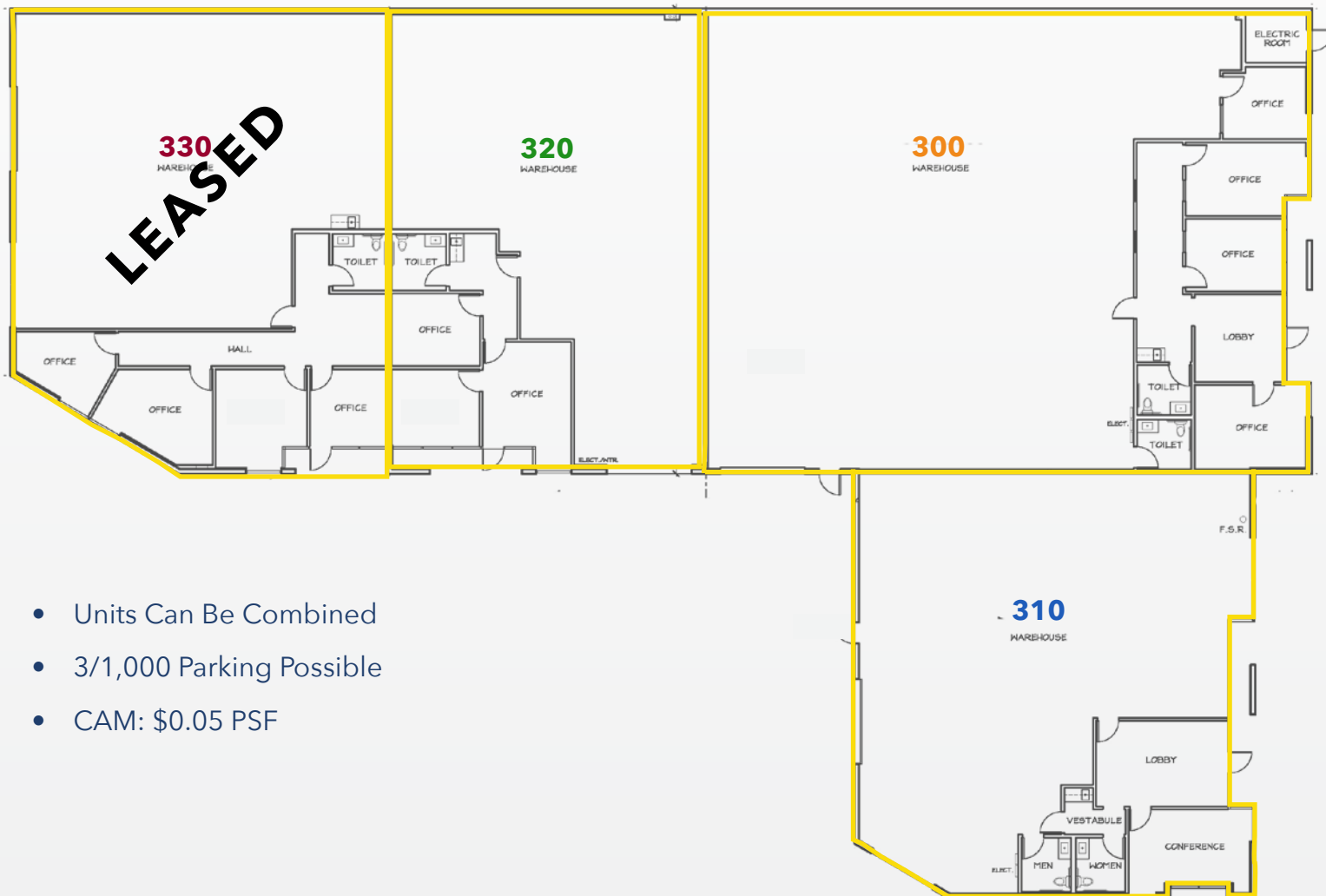
PARKING STALLS:
3/1,000



CLEAR HEIGHT:
±18 FT



UNIT	UNIT SIZE	OFFICE	WAREHOUSE	LOADING	PARKING	POWER	HEIGHT	LEASE RATE
300	5,633	1,258	4,375	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	691	2,251	1 GL	6 Stalls	200 A	18'	\$1.65 PSF Gross
330	3,357	1,072	2,285	1 GL	7 Stalls	200 A	18'	LEASED



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



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

RYAN PELINO
 Associate
 818.854.5514
 rpelino@lee-re.com
 DRE# 02223932

BRYCE KOLB
 Associate
 818.497.3866
 bkolb@lee-re.com
 DRE# 02240862



LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES