

**1340 - 1380 FLYNN RD.
Camarillo, California**

**INDUSTRIAL/R&D
FOR SALE OR LEASE**

MAJOR PRICE REDUCTION

GRANT FULKERSON, SIOR

PRINCIPAL

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DRE# 01991011

DREW STEWART

ASSOCIATE

805.390.4455

DSTEWART@LEE-RE.COM

DRE# 01859831



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY INFORMATION

ADDRESS	1340 - 1380 Flynn Rd., Camarillo, CA 93012
AVAILABLE SIZE	61,672 SF
MEZZANINE	17,572 SF
LAND	2.5 Acres
CLEAR HEIGHT	22 Feet
POWER	2,000amps 277-480v 3P4W
GL LOADING	Three (3) Doors
DH LOADING	One (1) Door
PARKING	150 Stalls (2.4/1,000)
LEASE RATE	\$0.88 PSF NNN
SALE PRICE	\$177.50 PSF (\$10,950,000) \$145.00 PSF (\$8,950,000)



CONCEPTUAL CONVERSION

(by removing mezzanine in 1340 Flynn)

BUILDING SIZE	52,801 SF
WAREHOUSE	37,111 SF
GROUND FLOOR OFFICE/R&D	6,819 SF
MEZZANINE	8,871 SF
PURCHASE PRICE TOTAL	\$10,950,000 \$8,950,000
PURCHASE PRICE PSF	\$207.50 \$169.50



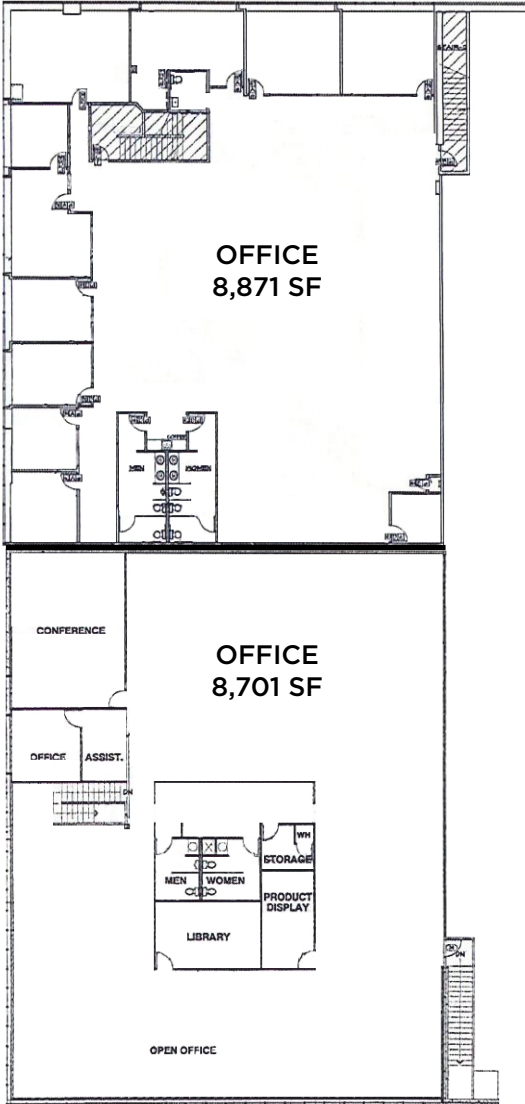
PROPERTY PHOTOS



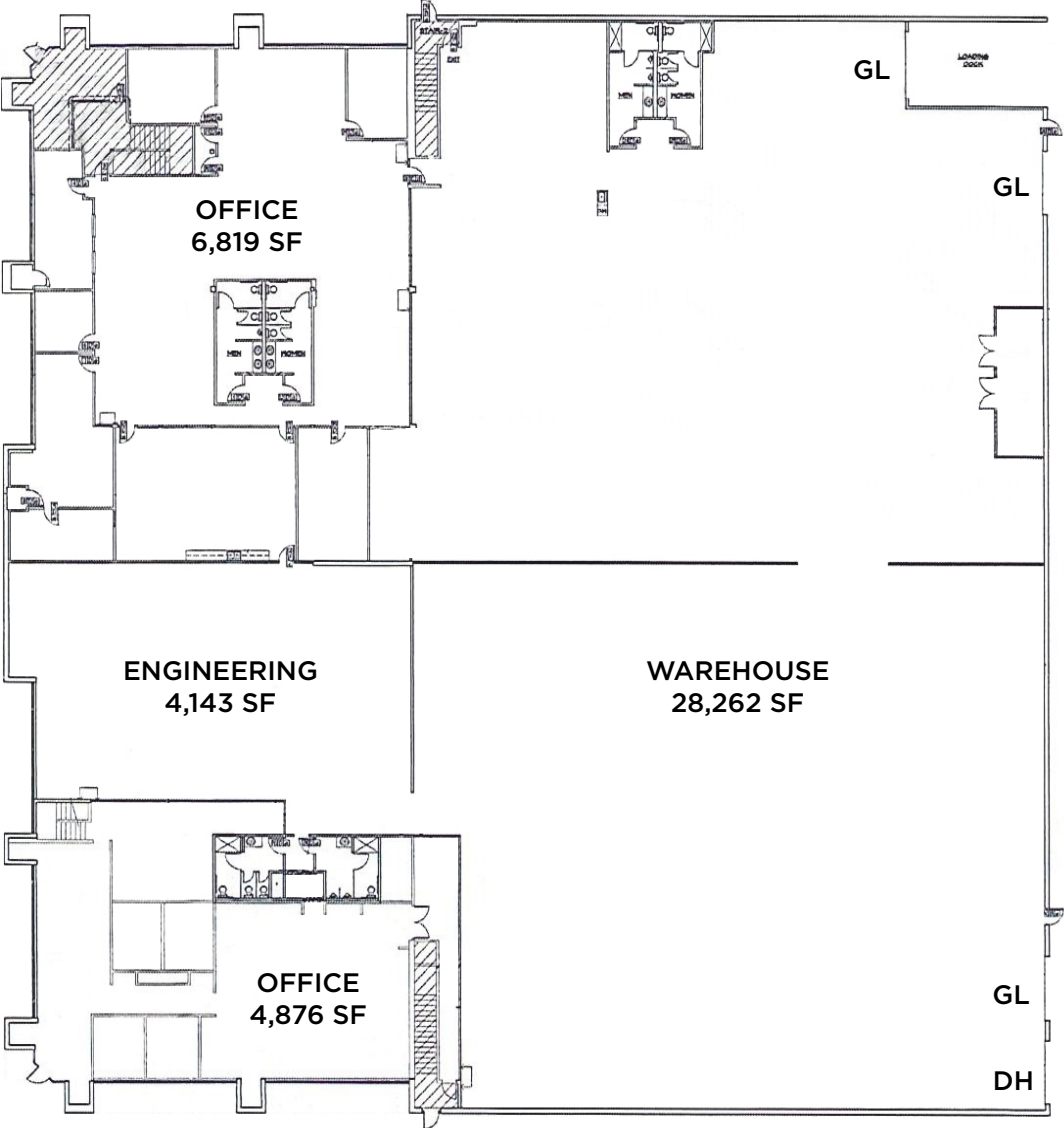
PROPERTY PHOTOS



FLOOR PLAN



MEZZANINE

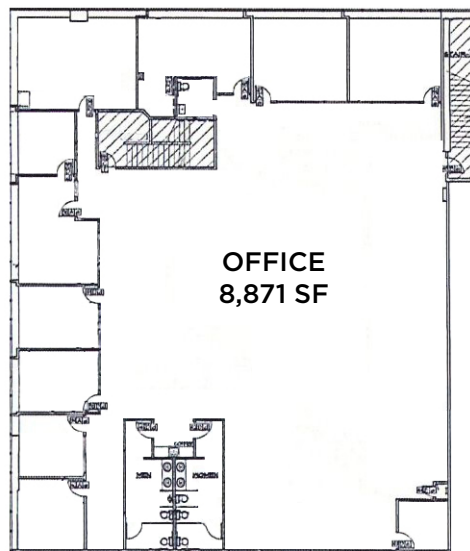


GROUND FLOOR

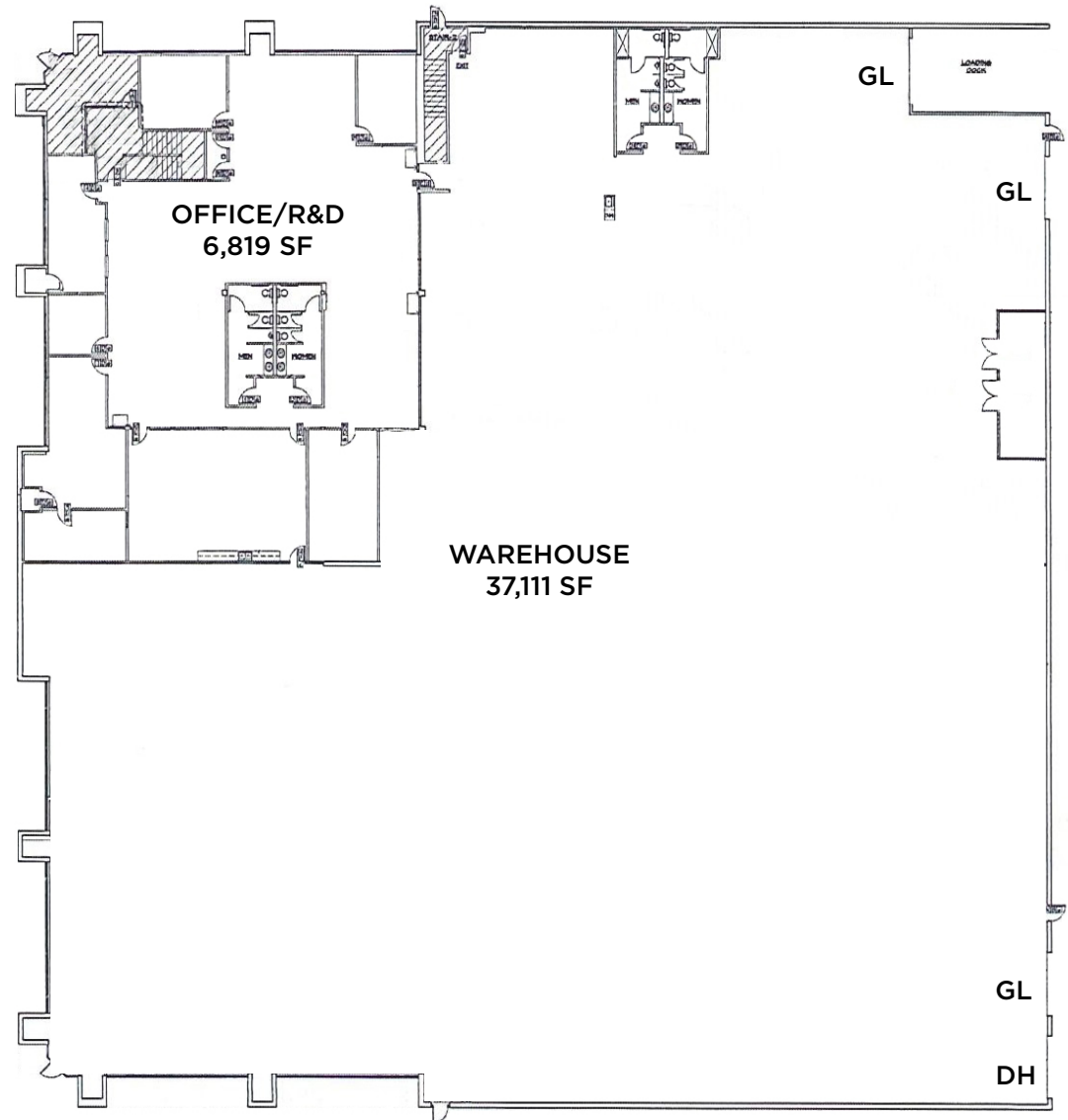
FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.
VERIFY SQUARE FOOTAGE



CONCEPTUAL FLOOR PLAN



← MEZZANINE
GROUND FLOOR →



CONCEPTUAL CONVERSION

(by removing mezzanine in 1340 Flynn)

BUILDING SIZE	52,801 SF
• WAREHOUSE	37,111 SF
• GROUND FLOOR OFFICE/R&D	6,819 SF
• MEZZANINE	8,871 SF

PURCHASE PRICE TOTAL	\$10,950,000
PURCHASE PRICE PSF	\$207.38

FLOOR PLANS ARE CONCEPTUAL AND NOT TO SCALE





**HEAVY
POWER**



**INFRASTRUCTURE FOR
ENGINEER/R&D USES**



**FLEXIBLE
ZONING**



**RARE PURCHASE
OPPORTUNITY**



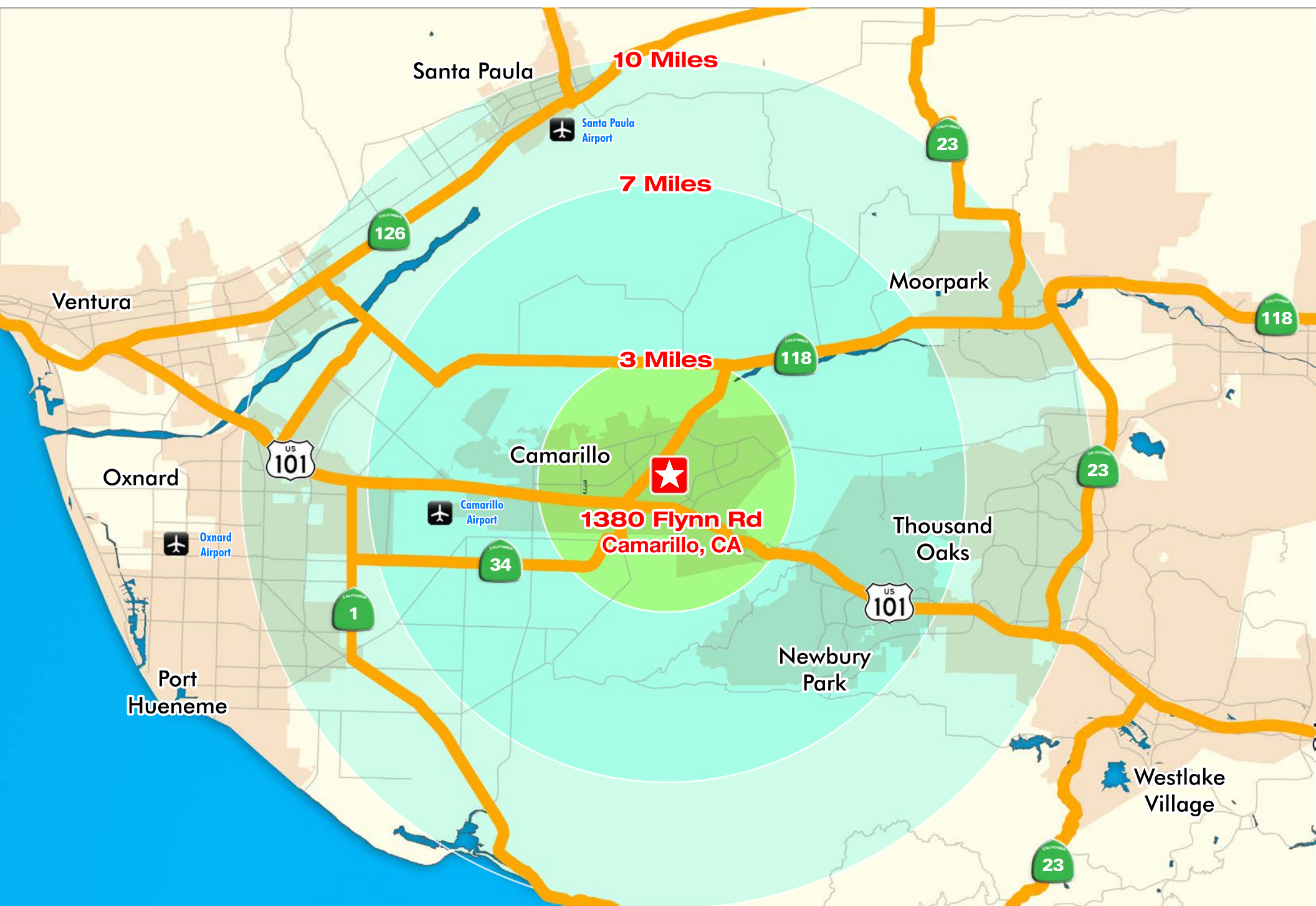
**DOCK HIGH &
GROUND LEVEL
LOADING**



DIVISIBLE



LOCATOR MAP





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