

Industrial For Lease - Available

Available SF: 3,600
Total Building SF: 12,562



Address: 780 Chambers Ln, Unit 220, Simi Valley, CA 93065
Cross Streets: Chambers Ln/1st St
Park Name: Chambers Lane Business Park

****Chambers Lane Business Park****

Automotive Uses Permitted

3 Per 1,000 Parking Possible

Easy Access To 118 Fwy Off First Street Exit

No CAM Fees

Visit www.chamberslanebusinesspark.com

Lease Rate/SF: \$.85
Lease Type: Gross

Available SF: 3,600
Const Status/Yr Blt: Existing/2007

Region: Ventura
Zoning: AI SP

Ground Level Drs: 1
Sprinklered: Yes
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Listing Company: Lee & Associates-Calabasas (818) 223-4388

Agents: Mike Tingus (818)223-4380, Grant Fulkerson (818) 449-4401, Scott Linklater (818) 223-4394

Property/Listing/Ste #: 720443/221178/419833 **Listing Date:** 07/21/2006

Lease Rate/Month: \$3,060
Sublease: No
Office SF / #: 378 / 2
Construction Type: Tilt-up
Specific Use: Light Industrial
Lot Size:

Dock High: 0
Yard: No
Unfinished Mezz: No
Include In Avail: No
Heat/Cool:

Taxes: Yr 2006
Possession: Now
Minimum SF: 3,600
Parking: Ratio: 2.1:1 / Spaces: 7
Thomas Guide: 497-H2
APN #: 630-0-130-245

Clear Height: 18
Amps: 200
Volts: 277/480
Phase: 3 **Wire:** 4
Office Air: **Office Heat:**

To Show: Call Agent

FTCF: CB300N000S000/AOAA

Notes: Call Broker - For Appointment. Lease Rate Year Two: \$.95, Year Three: \$1.05. Please verify all information. *Vacant. Extra Parking (>2.5/1,000 sf).

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

