

# Industrial For Lease - Available

**Available SF:** 5,633  
**Total Building SF:** 15,280



**Address:** 771 Chambers Ln, Unit 300, Simi Valley, CA 93065  
**Cross Streets:** Chambers Ln/1st St  
**Park Name:** Chambers Lane Business Park

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

**\*Automotive Uses Permitted\***

**No CAM Fees**

**Easy Access To 118 Fwy Off First Street Exit**

**High Visibility Location**

**Visit [www.chamberslanebusinesspark.com](http://www.chamberslanebusinesspark.com)**

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

**Available SF:** 5,633  
**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 #:** 720444/221174/419825 **Listing Date:** 10/20/2008

**Lease Rate/Month:** \$4,788  
**Sublease:** No  
**Office SF / #:** 449 / TBD  
**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:**  
**Possession:** Now  
**Minimum SF:** 5,633  
**Parking:** Ratio: 2:1 / Spaces: 11  
**Thomas Guide:** 497-H2  
**APN #:** 630-0-130-395

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

**To Show:** Call Agent

**FTCF:** CB300N000S000/AOAA

**Notes:** Lease Rate Year Two: \$0.95, Year Three \$1.05. Please verify all information . \*Vacant. Special Features: Extra Parking, Part of Industrial Park.

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.

