

# Industrial For Lease - Available

Available SF: 3,348  
Total Building SF: 15,280



**Address:** 771 Chambers Ln, Unit 310, 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:** \$.90  
**Lease Type:** Gross  
**Available SF:** 3,348  
**Const Status/Yr Blt:** Existing/2007  
**Region:** Ventura  
**Zoning:** AI SP

**Lease Rate/Month:** \$3,013  
**Sublease:** No  
**Office SF / #:** 495 / 2  
**Construction Type:** Tilt-up  
**Specific Use:** Light Industrial  
**Lot Size:**

**Taxes:**  
**Possession:** Now  
**Minimum SF:** 3,348  
**Parking:** Ratio: 2:1 / Spaces: 7  
**Thomas Guide:** 497-H2  
**APN #:** 630-0-130-395

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

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

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

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

**To Show:** Call Agent

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

**Property/Listing/Ste #:** 720444/221174/419827 **Listing Date:** 10/20/2008

**FTCF:** CB300N000S000/AOAA

**Notes:** Lease Rate Year Two: \$1.00, 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.

