

# For Sale or Lease

809 Calle Plano, Camarillo, CA 93012



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## OFFERING SUMMARY

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ADDRESS	809 Calle Plano Camarillo CA 93012
COUNTY	Ventura County
BUILDING SF	65,240 SF
LAND ACRES	3.20
LAND SF	139,392 SF
YEAR BUILT	1983
APN	234-0-164-115
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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SALE PRICE	<b>\$12,917,520</b>
LEASE PRICE	<b>\$58,063.60/MO/NNN</b>
PRICE PSF (SALE)	<b>\$198.00</b>
PRICE PSF (LEASE)	<b>\$0.89/SF/NNN</b>
NET CHARGES	<b>\$0.19 SF/MO</b>

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### Highlights

- Newly Refreshed!
- Excellent Corner Location
- High Image Industrial/R&D Building w/ Excellent 2nd Floor Offices
- Close Proximity to 101 Freeway On & Off Ramps
- Large 3.20 Acre Parcel
- Newly Resurfaced & Striped Parking Lot
- Newly Painted Building & Landscaping
- Newly Sealed & Polished Concrete Flooring
- New Lighting!

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## PROPERTY FEATURES

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NET RENTABLE AREA (SF)	65,240
LAND SF	139,392
LAND ACRES	3.20
YEAR BUILT	1983
# OF PARCELS	1
ZONING TYPE	ML
BUILDING CLASS	B
LOCATION CLASS	Suburban
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	183
PARKING RATIO	2.80/1,000
CLEAR HEIGHT	25'
DOCKS	2 ext
OFFICE SF	25,080
OFFICE TO WAREHOUSE RATIO	38.4%

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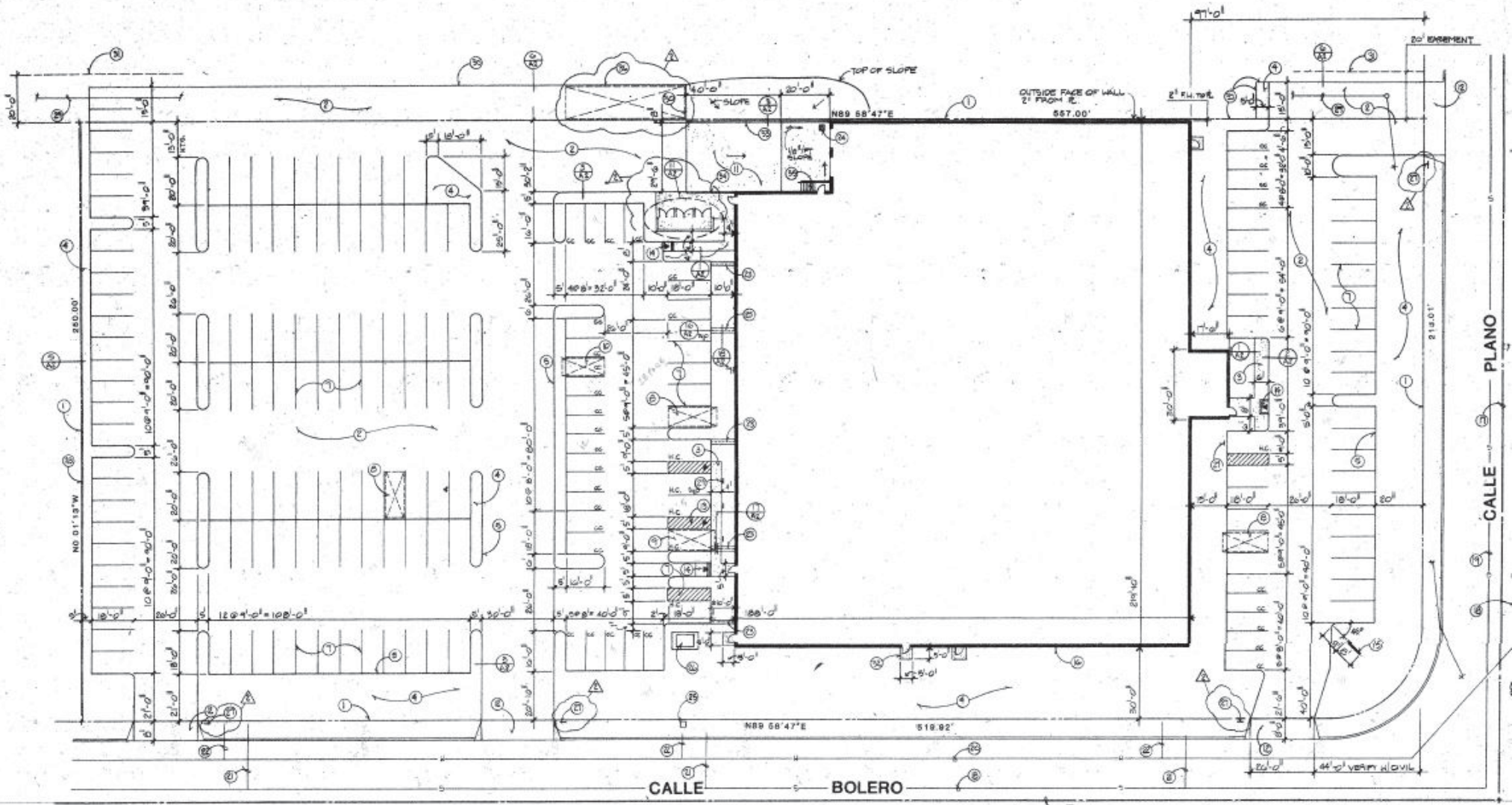
## MECHANICAL

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FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	1,500 Amps/277-480 3 Phase/4 Wire

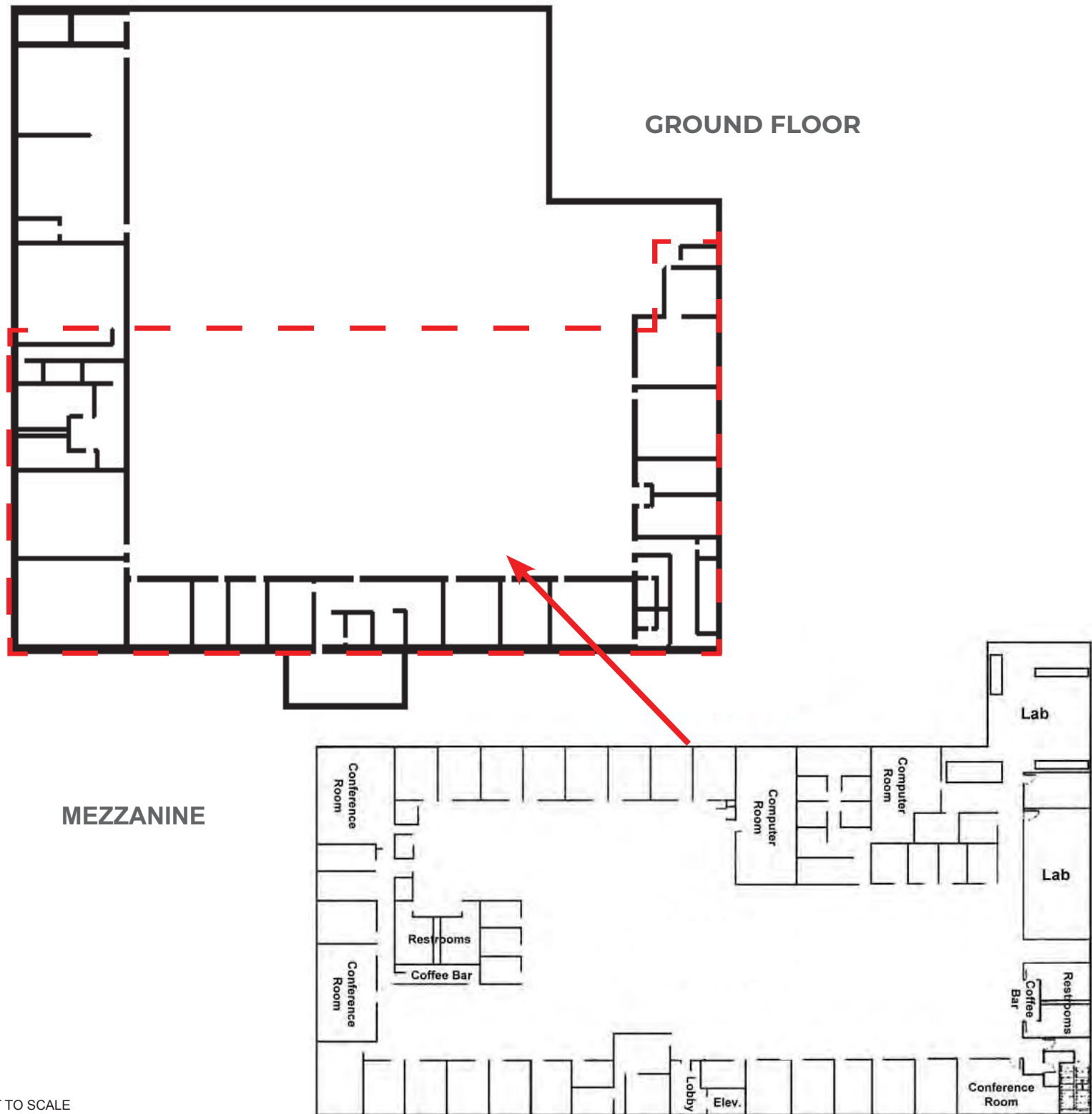
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**Available: Vacant**



**SITE PLAN**





GROUND FLOOR

MEZZANINE

NOT TO SCALE

















# Camarillo Overview

Camarillo is a thriving community of 70,000 people in the heart of Ventura County - and a terrific business location. Located along U.S. Highway 101, Camarillo is midway between Los Angeles and Santa Barbara.

Situated in the Pleasant Valley, and just nine miles from the ocean, Camarillo offers an appealing mix of rural and suburban lifestyles, with some of the best climate anywhere. The average temperature is in the low 70's, with over 300 days of sunshine annually.

A number of prominent and cutting-edge companies can be found in Camarillo, including Advanced Motion Controls, Semtech, Artisan Vehicle Systems, Saalex Solutions, GeoLinks, Meissner Filtration, Salem Media, SunAir Jets, and Hi-Temp Insulation, to name a few.

If you're looking for a great location to do business, you've come to the right place. The City of Camarillo is a remarkable business and residential community with much to offer. Nestled in a coastal plain between the beach and mountains, Camarillo offers year-round sunshine in a family friendly and safe environment, with top-class amenities, global industries, great businesses, and an educated workforce to support them.



# 809 Calle Plano

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