

Peak Commercial

5900 Canoga Ave, Suite 110 Woodland Hills, CA 91367 | 818-591-3300

Available SF 26,433 SF

Industrial For Sale - Hold

Building Size 26,433 SF



**Address:**

850 Flynn Rd, Camarillo, CA 93012

**Cross Streets:**

Flynn Rd/Via Pescador

Newly Renovated Class "A" Industrial  
 New Roof, Ceiling Foil, Lighting & More  
 Beautiful Corporate Image  
 26' Clearance in Warehouse  
 2-Story Offices w. Excellent Window Line

**Sale Price:** \$6,846,147.00  
**Sale Price/SF:** \$259.00  
**Available SF:** 26,433 SF  
**Prop Lot Size:** 1.08 Ac / 47,045 SF  
**Taxes:**  
**Yard:** Paved  
**Zoning:** M-1

**Sprinklered:** Yes  
**Clear Height:** 26'  
**GL Doors/Dim:** 1 / 12'x14'  
**DH Doors/Dim:** 0  
**A:** 1200 **V:** 277/480 **O:** 3 **W:** 4  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1986

**Whse HVAC:** No  
**Parking Spaces:** 52 / **Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 9,950 SF / 18  
**Restrooms:** 5  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 4,975 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Camarillo  
**APN#:** 160012110

**Listing Company:** Peak Commercial  
**Agents:** [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com)

**Listing #:** 41600380

**Listing Date:** 12/12/2024

**FTCF:** CB300N000S250

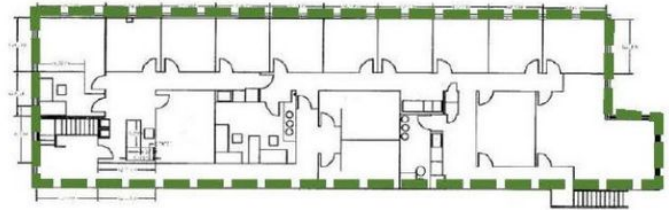
**Notes:** Buyer/tenant to verify all information. Co-listed with AIR CRE NonMember (Brooke Feder-Kenrick).

**Ron Feder**  
 rfeder@rjfeder.com  
 818-222-0404

**AIRCRE** Powered by **MOODY'S**

## FLOORPLAN

  Manufacturing
   Office
   Second Floor



SQUARE FOOTAGE BREAKDOWN			
Use	Square Footage	Percentage	Ceiling Height
Manufacturing	16,483	62%	24'-26'
Office	4,975	19%	9'-10'
Second Floor Space	4,975	19%	9'-10'
<b>Total</b>	<b>26,433</b>	<b>100%</b>	<b>-</b>

**Ron Feder**  
 rfeder@rjfeder.com  
 818-222-0404

**AIRCREE** Powered by  
**MOODY'S**