

Available SF 2,592 SF

Industrial Condo For Lease

Building Size 27,992 SF

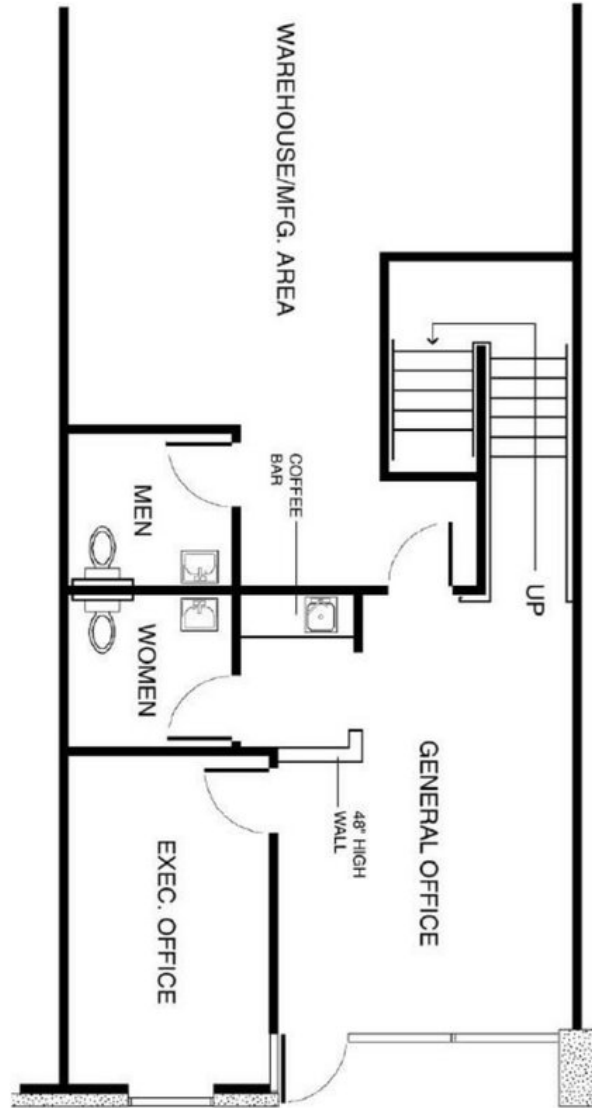


**Property Name:** Flynn Road Business Park  
**Address:** 1211 Flynn Rd, Unit 106, Camarillo, CA 93012  
**Cross Streets:** Adolfo Rd/Flynn Rd

Camarillo's Premier Business Location  
 Highest-Quality Construction  
 Well Maintained Mixed-Use Business Park  
 Convenient Freeway Access  
 Excellent Industrial/R&D/Flex Facility w/ Almost 50% Office  
 Dual-Zone HVAC

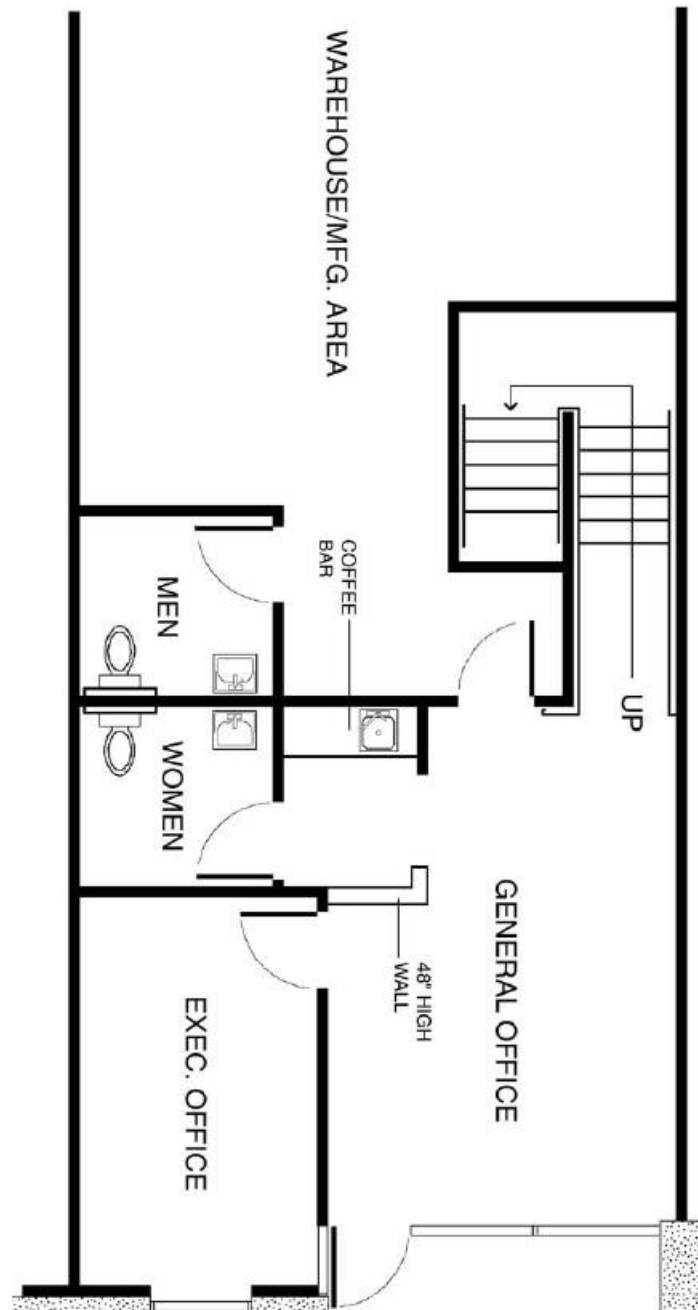
<b>Lease Rate/Mo:</b>	\$3,499	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,246 SF / 3
<b>Lease Rate/SF:</b>	\$1.35	<b>Clear Height:</b>	22'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 12x14	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,592 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	576 SF
<b>Minimum SF:</b>	2,592 SF	<b>A: 200 V: 120/208 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years w/ Annual COLA	<b>Const Status/Year Blt:</b>	Existing / 2006	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 8 / Ratio: 3.1:1/</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$4,530 / 2018	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Flex/R&D	<b>Market/Submarket:</b>	Camarillo
<b>Zoning:</b>	M1			<b>APN#:</b>	160044023,160044015,1600
<b>Listing Company:</b>	Equity Commercial				
<b>Agents:</b>	<a href="mailto:kent@equitycommercial.com">Kent Pierce 805-384-9500</a>				
<b>Listing #:</b>	23652823	<b>Listing Date:</b>	08/30/2019	<b>FTCF:</b>	CB300N000S000/A0AA
<b>Notes:</b>	Office SF approximate. Lessee to verify electrical. Property Lot Size: POL.				

## GROUND FLOOR PLAN



1211 FLYNN ROAD, UNIT 106  
CAMARILLO, CALIFORNIA

# GROUND FLOOR PLAN

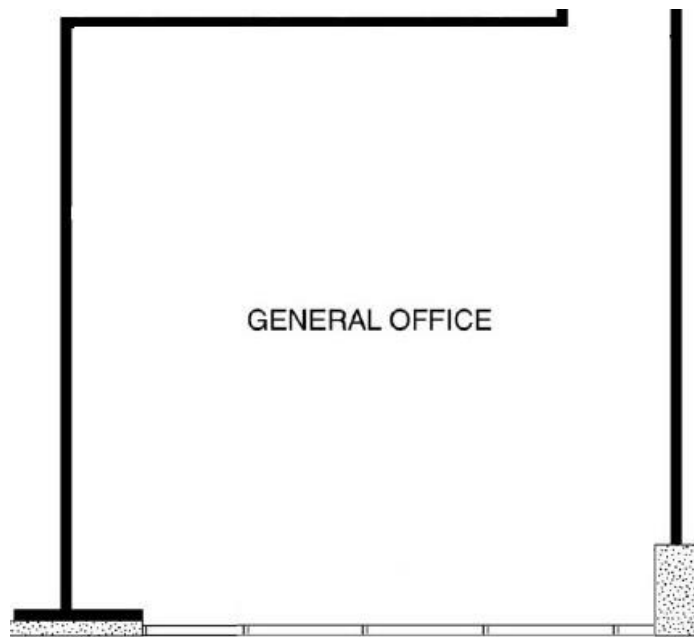


1211 FLYNN ROAD, UNIT 106  
CAMARILLO, CALIFORNIA

1203 FLYNN ROAD, SUITE 240, CAMARILLO, CALIFORNIA 93012  
TELEPHONE: 805/384-9500  
WWW.EQUITYCOMMERCIAL.COM

**EQUITY**  
**COMMERCIAL**  
REAL ESTATE SERVICES, INC.

# MEZZANINE FLOOR PLAN



1211 FLYNN ROAD, UNIT 106  
CAMARILLO, CALIFORNIA