

Available SF 1,669 SF

Industrial Condo For Lease

Building Size 18,503 SF



**Property Name:** TOLD Center Camarillo  
**Address:** 3201 Corte Malpaso, Unit 307, Camarillo, CA 93012  
**Cross Streets:** Via Alondra/Calle Tecate

Small Rear-Loading Industrial Unit  
 Well-Maintained Business Park  
 Reception, Private Office & Restroom | Balance Warehouse  
 200 Amps  
 Excellent NB 101 Access  
 Gross Lease | No CAM Fees

<b>Lease Rate/Mo:</b>	\$2,003	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	289 SF / 2
<b>Lease Rate/SF:</b>	\$1.20	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Industrial Gross	<b>GL Doors/Dim:</b>	1 / 10x10	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	1,669 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	1,669 SF	<b>A: 200 V: 120/208 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3 Yrs	<b>Const Status/Year Blt:</b>	Existing / 1989	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	01/01/2021
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 3 / Ratio: 1.8:1/</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$3,617 / 2020	<b>Rail Service:</b>	No	<b>To Show:</b>	Lockbox
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Camarillo
<b>Zoning:</b>	M1			<b>APN#:</b>	160022050,160022046,1600

**Listing Company:** Equity Commercial  
**Agents:** [Kent Pierce 805-384-9500](mailto:kent@equitycommercial.com)

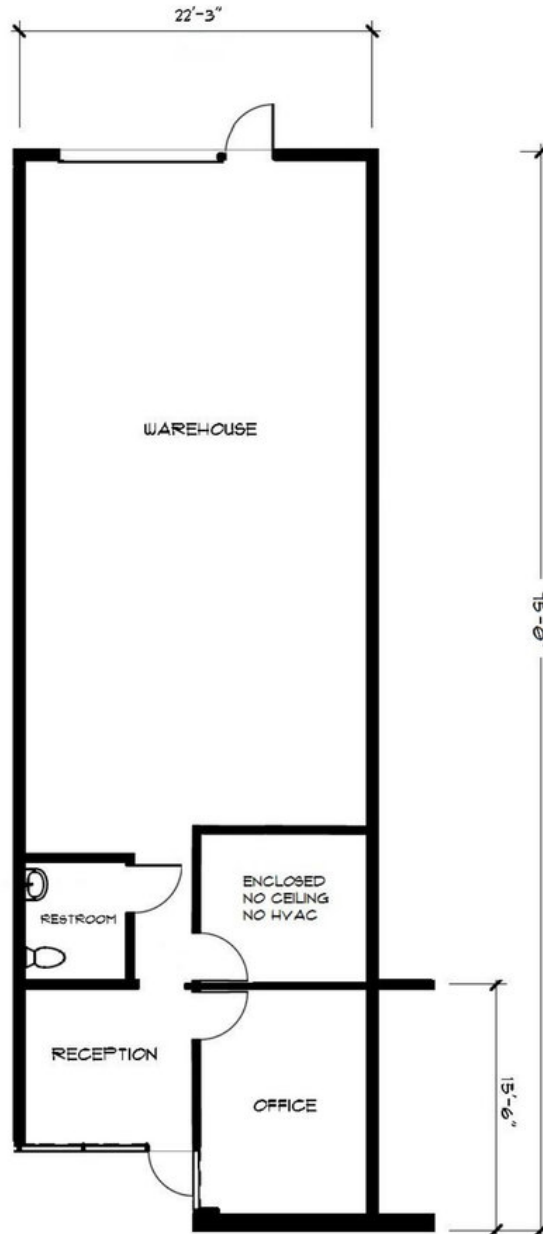
**Listing #:** 25410854

**Listing Date:** 12/17/2020

**FTCF:** CB000N000S000/A0AA

**Notes:** Occupied until 1/1/21; AIR lock box thereafter. Office SF & clear height approximate, Lessee to verify.

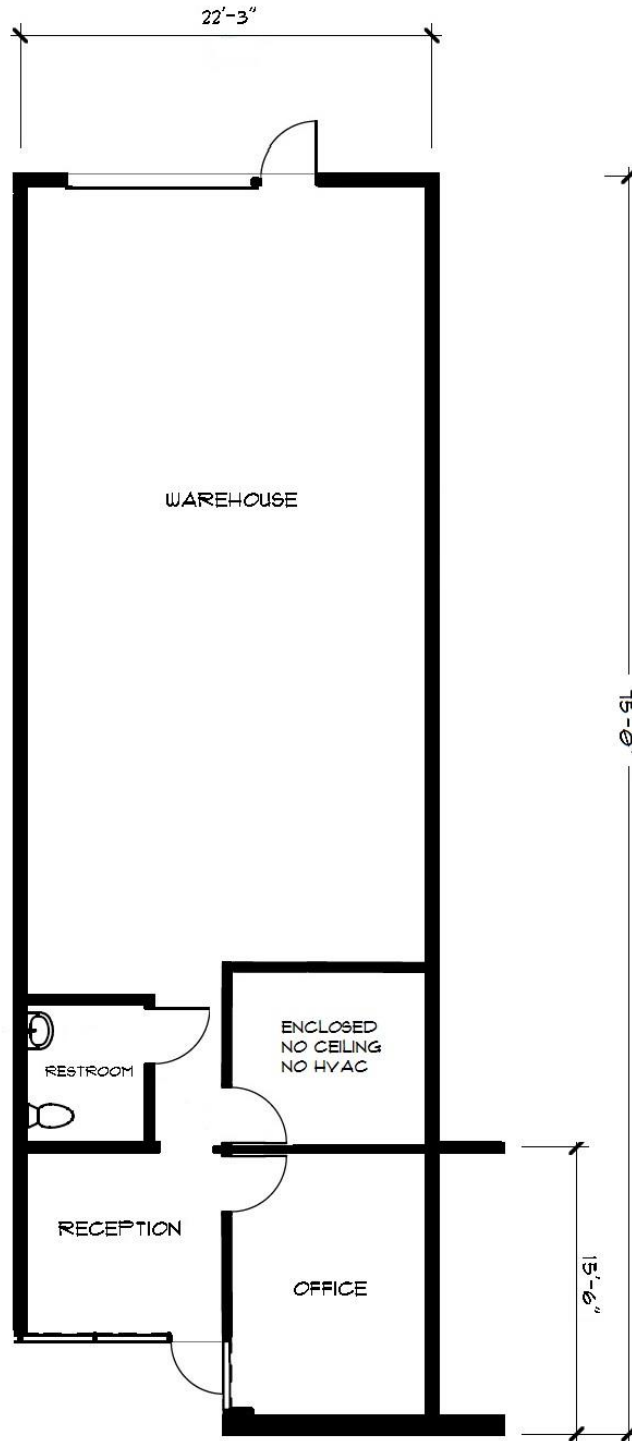
# FLOORPLAN



*Floorplan for illustrative purposes only. Not to scale. Any measurements provided or implied are subject to independent verification.*

3201 CORTE MALPASO, UNIT 307  
CAMARILLO, CALIFORNIA

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