



**INDUSTRIAL / R&D**  
**OWNER-USER CONDOMINIUM FOR SALE**  
**7,597 SQUARE FEET**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

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**90% SBA Financing Available**

**94 W. Cochran Street, Unit C**  
**Simi Valley, CA 93065**



## SITE MAP



### PROPERTY HIGHLIGHTS:

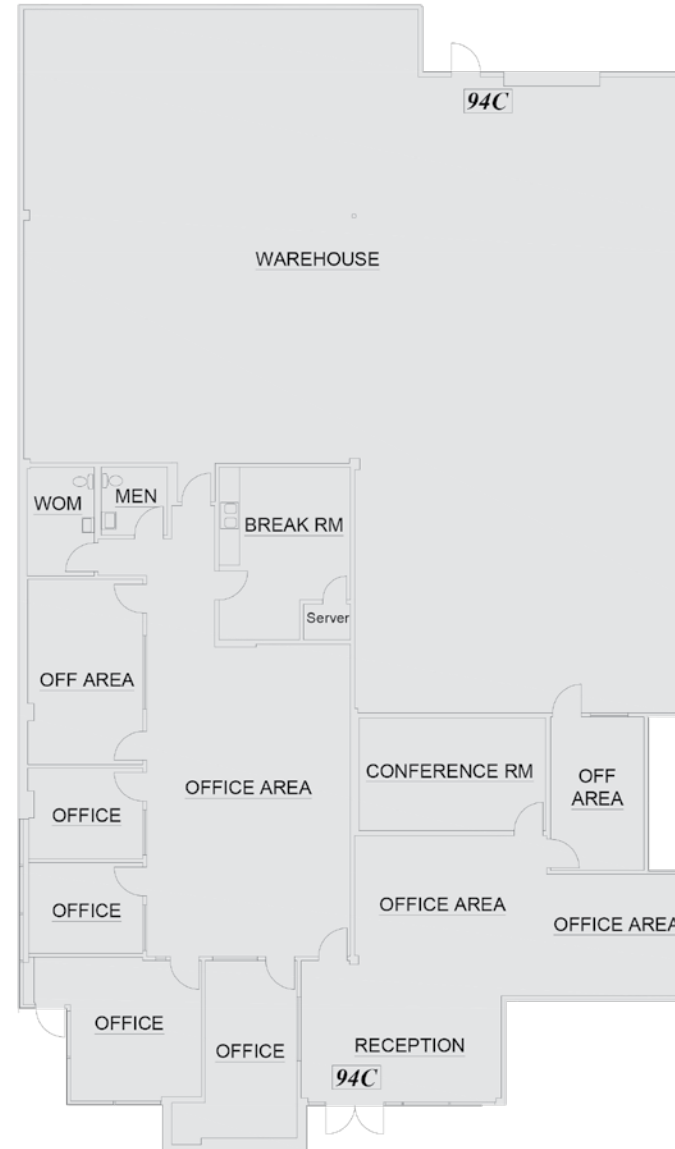
- Rare Purchase Opportunity
- Professional Business Park Environment
- Many New Upgrades Include Replacing Paving & Striping, Upgraded Landscaping, Painting All Buildings
- Street & Building Signage Available
- Immediate Freeway Access
- Walking Distance to Retail Amenities
- Abundant Parking
- LI-SP Zoning



## 94 W. COCHRAN ST • UNIT C FLOOR PLAN

### 94 W. COCHRAN STREET, UNIT B

<b>SIZE:</b>	7,597 SF
<b>PRICE PSF:</b>	± \$362
<b>PRICE TOTAL:</b>	\$2,750,000
<b>LOADING:</b>	1 GL
<b>PARKING</b>	20 STALLS
<b>POWER:</b>	200 AMPS 277-488V 3/4P
<b>CLEAR HT:</b>	16 FT





## AMENITIES AERIAL

