

INDUSTRIAL CONDOS FOR SALE OR LEASE

4180 GUARDIAN ST | SIMI VALLEY, CA

ONLY 4 UNITS LEFT!!

SCOTT CASWELL, SIOR

Principal
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ERICA BALIN

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies

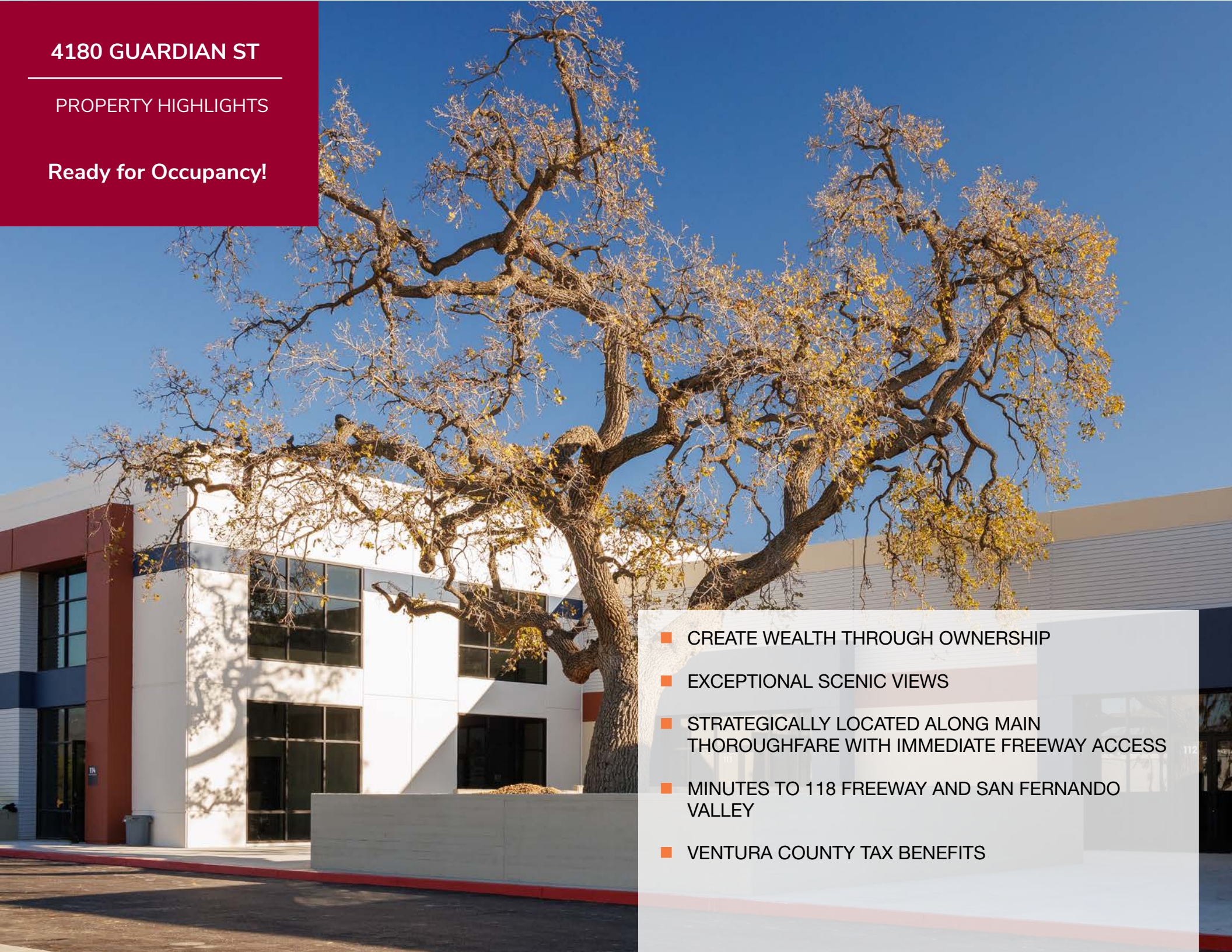
5707 Corsa Ave, Suite 200
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P: 818-223-4388 F: 818-591-1450
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4180 GUARDIAN ST

PROPERTY HIGHLIGHTS

Ready for Occupancy!

- 
- CREATE WEALTH THROUGH OWNERSHIP
 - EXCEPTIONAL SCENIC VIEWS
 - STRATEGICALLY LOCATED ALONG MAIN THOROUGHFARE WITH IMMEDIATE FREEWAY ACCESS
 - MINUTES TO 118 FREEWAY AND SAN FERNANDO VALLEY
 - VENTURA COUNTY TAX BENEFITS

4180 GUARDIAN ST

PROPERTY SPECIFICATIONS
& PRICING

Ready for Occupancy!

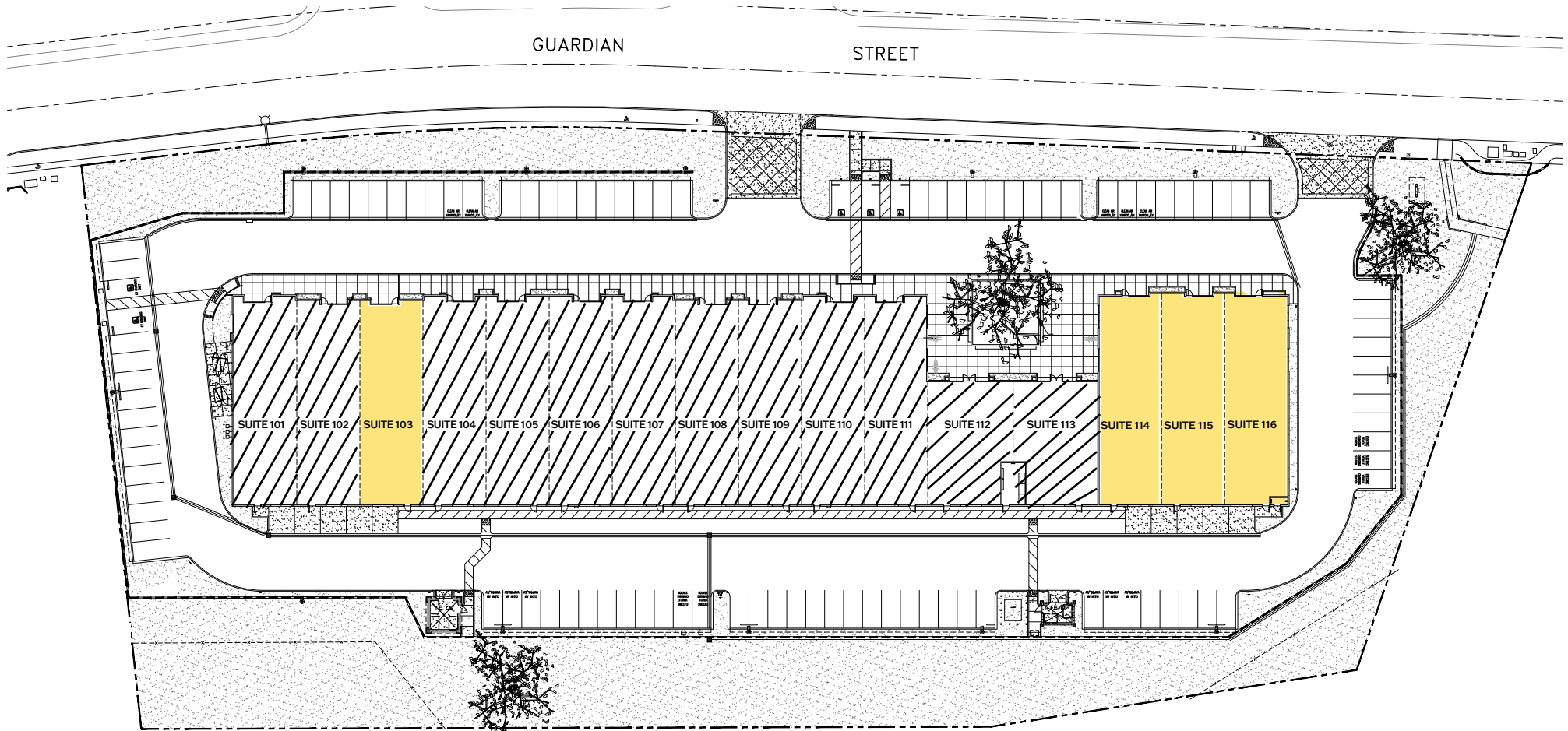
4180 GUARDIAN ST

UNIT	TOTAL SIZE (SF)	WAREHOUSE SIZE (SF)	1st FL OFFICE SIZE (SF)	2nd FL OFFICE SIZE (SF)	PARKING STALLS	GROUND LEVEL LOADING	POWER	MIN. CLEAR HEIGHT	LEASE RATE	SALE PRICE
101	3,131	2,440	691	0	6	1	100A 277/480V	17' 10"		SOLD!
102	2,976	2,306	670	0	6	1	100A 277/480V	17' 10"		SOLD!
103	2,976	2,332	644	0	6	1	100A 277/480V	17' 10"	\$1.60 + OpEx	\$1,285,000
104	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"		SOLD!
105	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"		LEASED!
106	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"		SOLD!
107	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"		SOLD!
108	2,976	2,353	623	0	6	1	100A 277/480V	17' 10"		SOLD!
109	2,976	2,353	623	0	6	1	100A 277/480V	17' 10"		SOLD!
110	3,040	2,448	592	0	6	1	100A 277/480V	17' 10"		SOLD!
111	3,085	2,414	671	0	6	1	100A 277/480V	17' 10"		SOLD!
112	2,375	1,497	878	0	5	1	100A 277/480V	17' 10"		SOLD!
113	2,380	1,496	884	0	5	1	100A 277/480V	17' 10"		SOLD!
114	4,374	1,786	1,289	1,299	8	1	100A 277/480V	22'	\$1.60 + OpEx	\$1,727,730
115	4,377	1,786	1,291	1,300	8	1	100A 277/480V	22'	\$1.60 + OpEx	\$1,685,145
116	4,424	1,783	1,316	1,325	8	1	100A 277/480V	22'	\$1.60 + OpEx	\$1,765,176

4180 GUARDIAN ST

SITE PLAN

Ready for Occupancy!



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PROPERTY AERIAL VIEW

Ready for Occupancy!



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PROPERTY AERIAL VIEW

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4180 GUARDIAN ST

LOCATOR MAP

Ready for Occupancy!

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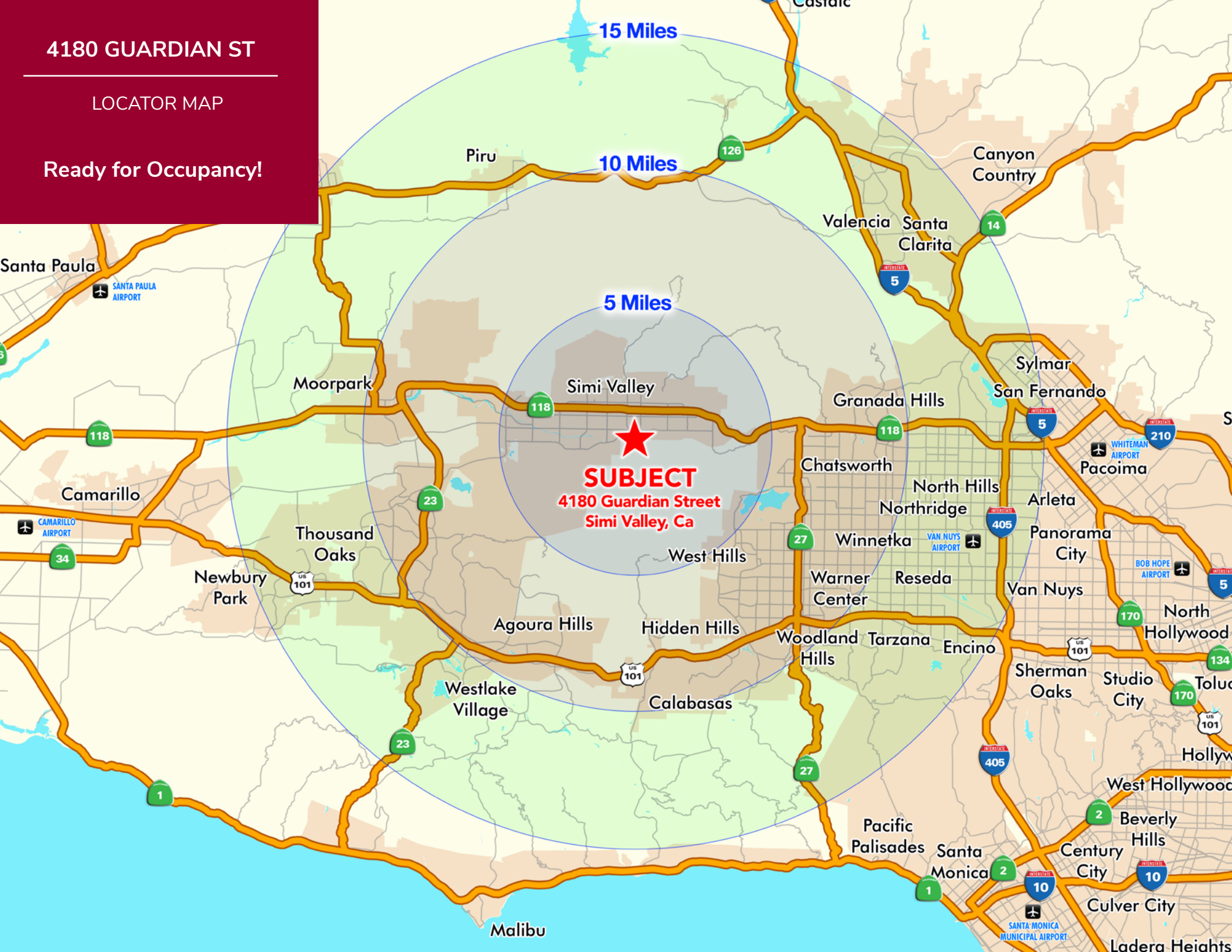
LOCATOR MAP

Ready for Occupancy!

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LOCATOR MAP

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SUBJECT
4180 Guardian Street
Simi Valley, CA

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AMENITIES

Ready for Occupancy!



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