

# 21-29

W. EASY STREET

SIMI VALLEY, CALIFORNIA

VENTURA COUNTY



## For Lease

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

FOR INFORMATION,  
CONTACT:

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CA License #01481476

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Associate  
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CA License #02240862

## Multi-Tenant Industrial Property

- High Image Professional Business Park
- Strategically Located Along Main Thoroughfare
- Gated Site Providing Additional Security
- Immediate Access to Highway 118 Via Madera Rd
- Near Numerous Retail Amenities
- Impressive Clearance Heights
- Zoned GI-SP



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
Corporate ID #01191898



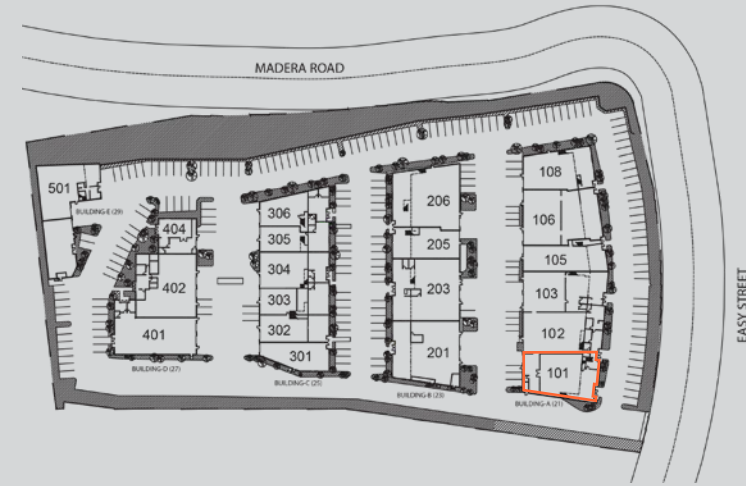
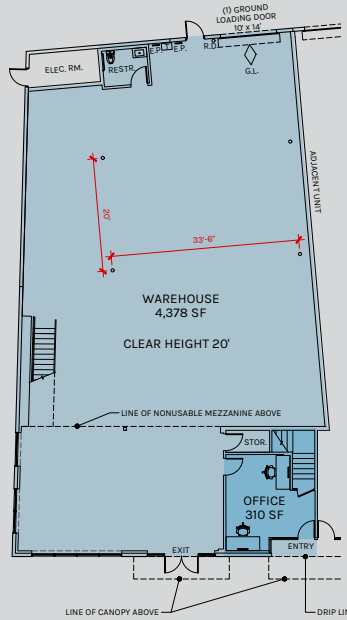
**Rexford  
Industrial**

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## Multi-Tenant Industrial Property

- Total SF: 4,688
- Whse SF: 4,378
- Office SF: 310
- Loading: 1 GL
- Lease Rate: \$1.47 PSF MG\*

\*Plus a \$0.08 per square foot estimated Common Area Maintenance (CAM) fee



# For Lease

# 4,688 SF

21 W. EASY STREET, UNIT 101, SIMI VALLEY, CA

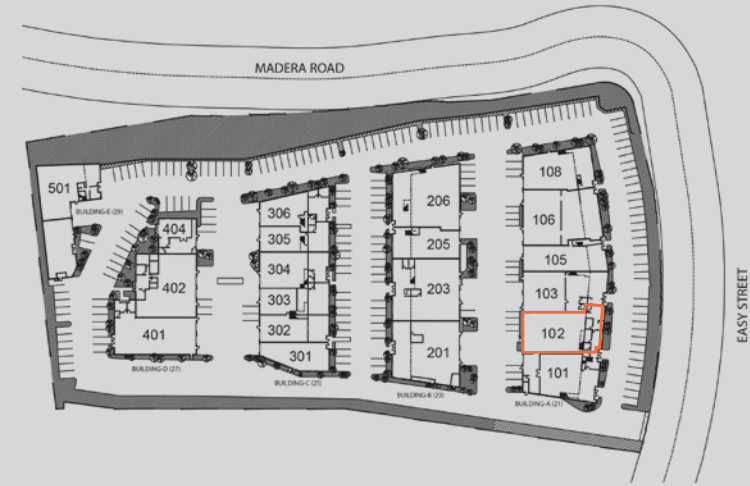
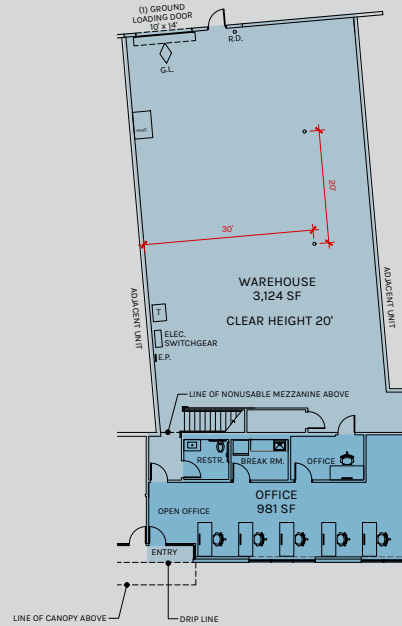
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 4,105
- Whse SF: 3,124
- Office SF: 981
- Loading: 1 GL
- Lease Rate: \$1.47 PSF MG\*

\*Plus a \$0.08 per square foot estimated Common Area Maintenance (CAM) fee



# For Lease

# 4,105 SF

21 W. EASY STREET, UNIT 102, SIMI VALLEY, CA

VENTURA COUNTY

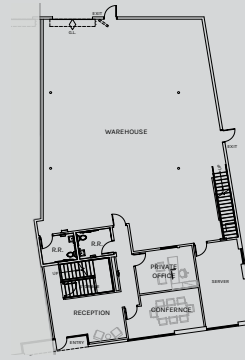


## Multi-Tenant Industrial Property

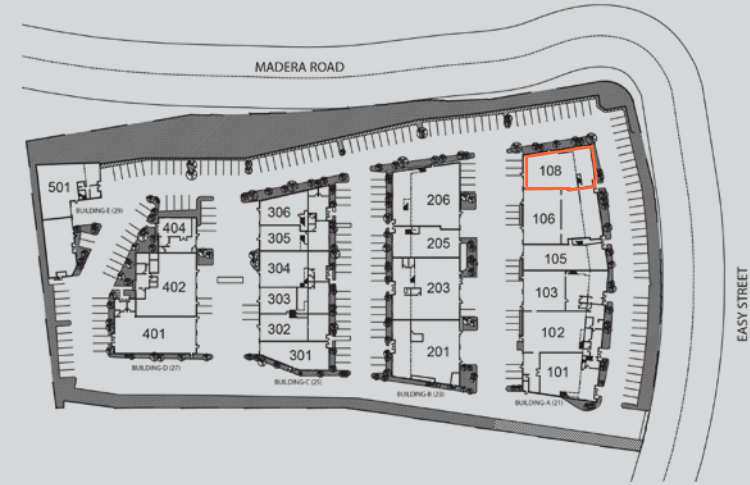
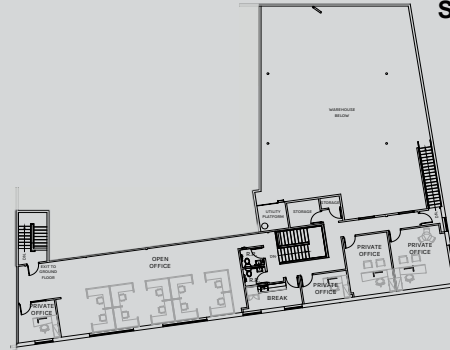
- Total SF: 7,001
- Whse SF: 3,269
- Ground Level Office SF: 947
- Mezzanine Level Office SF: 2,785
- Loading: 1 GL
- Lease Rate: \$1.39 PSF MG\*

\*Plus a \$0.08 per square foot estimated Common Area Maintenance (CAM) fee

First Floor



Second Floor



# For Lease

# 7,001 SF

21 W. EASY STREET, UNIT 108, SIMI VALLEY, CA

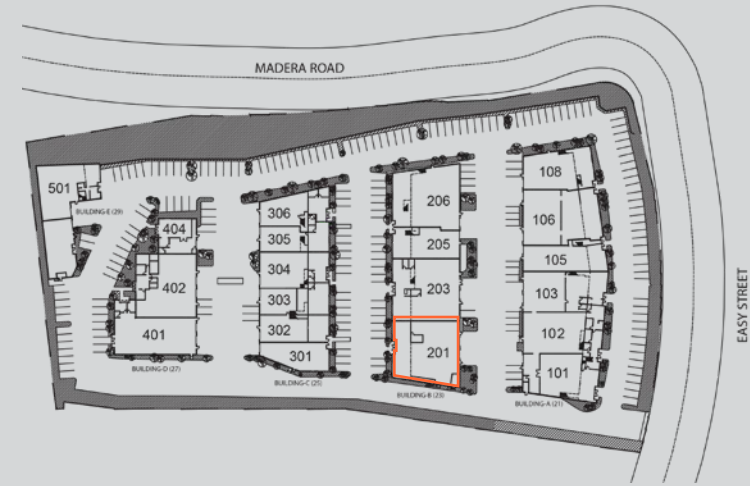
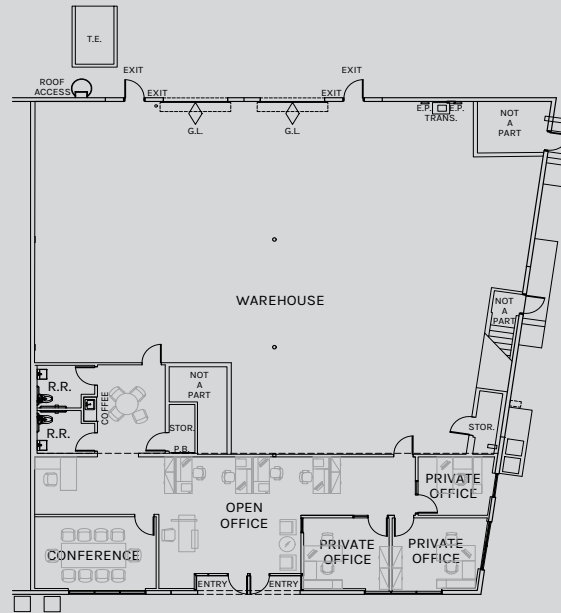
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 5,962
- Whse SF: 4,058
- Ground Level Office SF: 1,904
- Loading: 2 GL
- Lease Rate: \$1.45 PSF MG\*

\*Plus a \$0.13 per square foot estimated Common Area Maintenance (CAM) fee



# For Lease

# 5,962 SF

23 W. EASY STREET, UNIT 201, SIMI VALLEY, CA

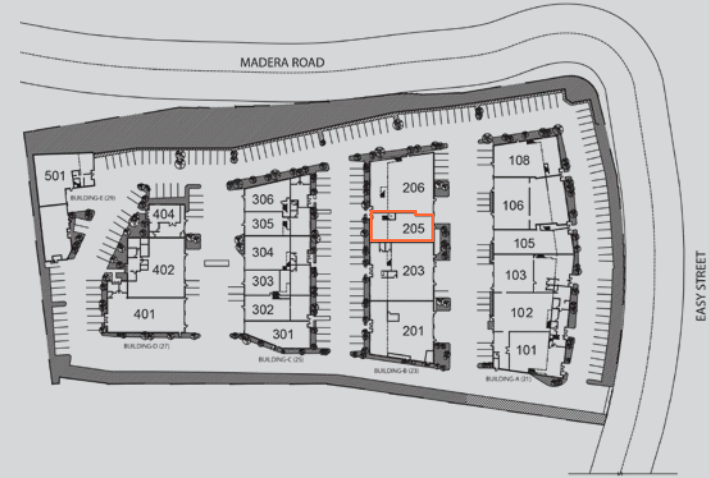
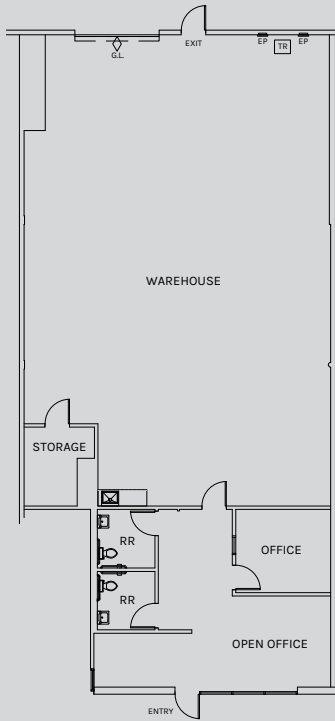
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 2,955
- Whse SF: 2,280
- Ground Level Office SF: 675
- Loading: 1 GL
- Lease Rate: \$1.45 PSF MG\*

\*Plus a \$0.13 per square foot estimated Common Area Maintenance (CAM) fee



# For Lease

# 2,955 SF

23 W. EASY STREET, UNIT 205, SIMI VALLEY, CA

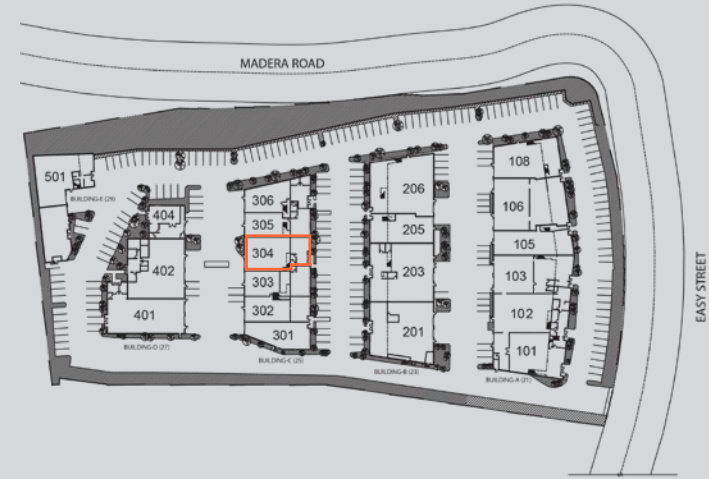
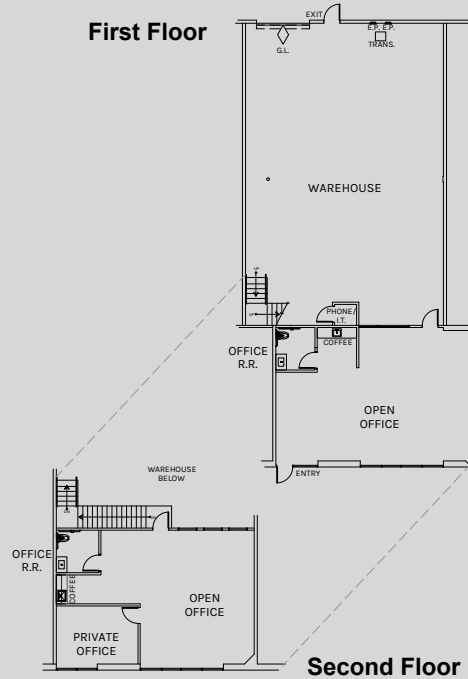
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 4,206
- Whse SF: 2,212
- Ground Level Office SF: 982
- Mezzanine Level Office SF: 1,012
- Loading: 1 GL
- Lease Rate: \$1.39 PSF MG\*

\*Plus a \$0.11 per square foot estimated Common Area Maintenance (CAM) fee



# For Lease

25 W. EASY STREET, UNIT 304, SIMI VALLEY, CA

# 4,206 SF

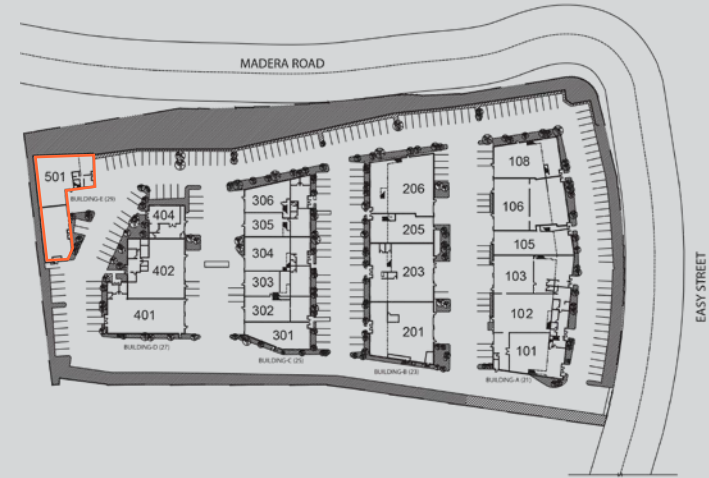
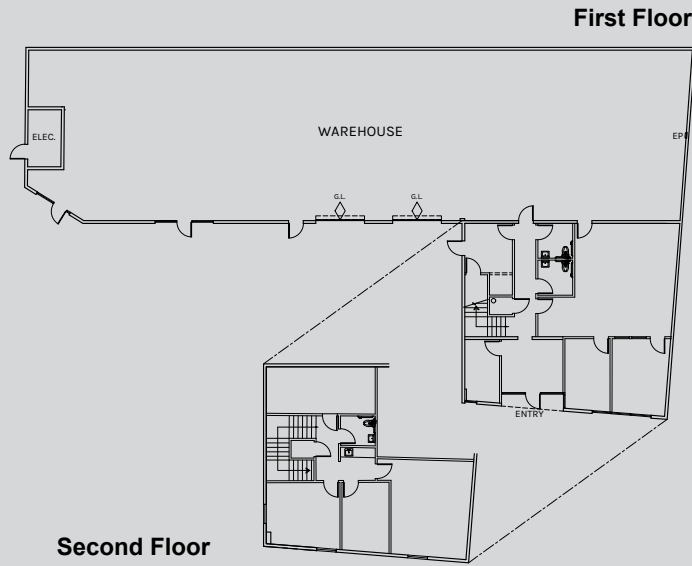
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 7,237
- Whse SF: 4,512
- Ground Level Office SF: 1,672
- Mezzanine Level Office SF: 1,053
- Loading: 2 GL
- Lease Rate: \$1.45 PSF MG\*

\*Plus a \$0.11 per square foot estimated Common Area Maintenance (CAM) fee



# For Lease

# 7,237 SF

29 W. EASY STREET, UNIT 501, SIMI VALLEY, CA

VENTURA COUNTY

