

# 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:

### GRANT FULKERSON, SIOR

Principal  
818.304.4956  
CA License #01483890

### ERICA BALIN

Managing Director  
818.444.4912  
CA License #01481476

### BRYCE KOLB

Associate  
818.444.4931  
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



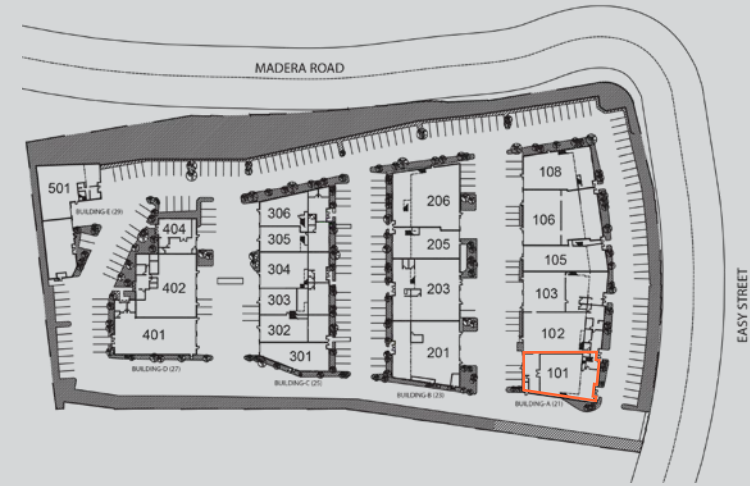
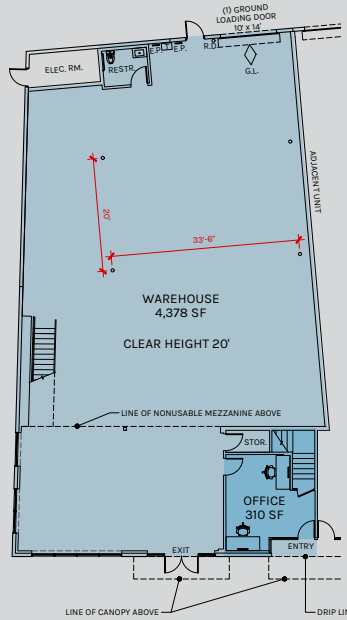
**Rexford  
Industrial**

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## Multi-Tenant Industrial Property

- **Total SF:** 4,688
- **Whse SF:** 4,378
- **Office SF:** 310
- **Loading:** 1 GL
- **Lease Rate:** \$1.49 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

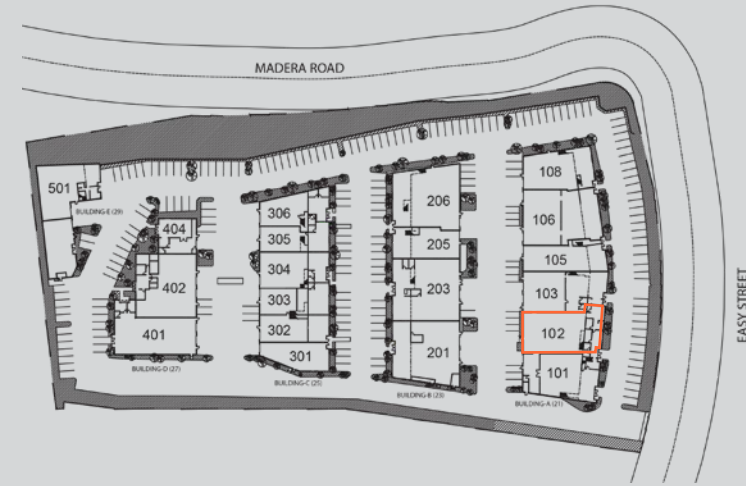
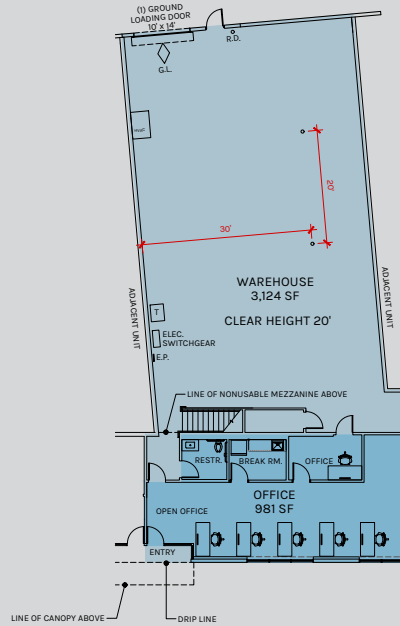
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 4,105
- Whse SF: 3,124
- Office SF: 981
- Loading: 1 GL
- Lease Rate: \$1.49 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

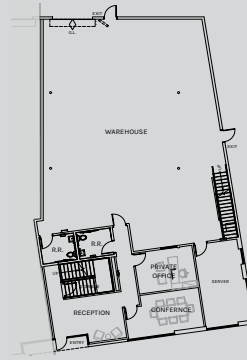


## Multi-Tenant Industrial Property

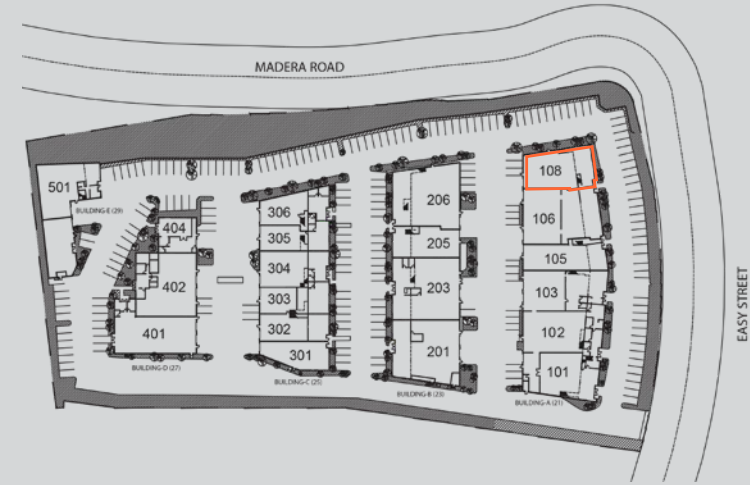
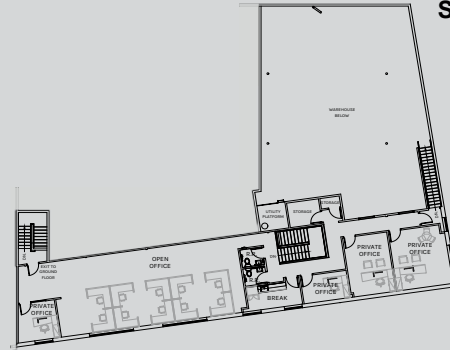
- Total SF: 7,001
- Whse SF: 3,269
- Ground Level Office SF: 947
- Mezzanine Level Office SF: 2,785
- Loading: 1 GL
- Lease Rate: \$1.39 PSF MG\*

\*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

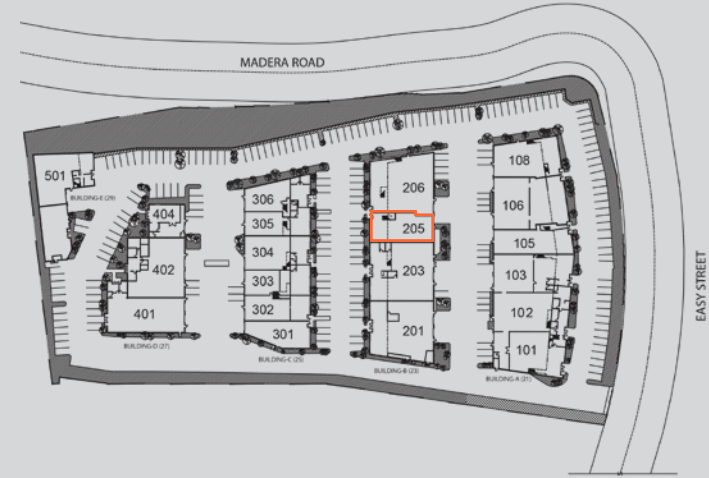
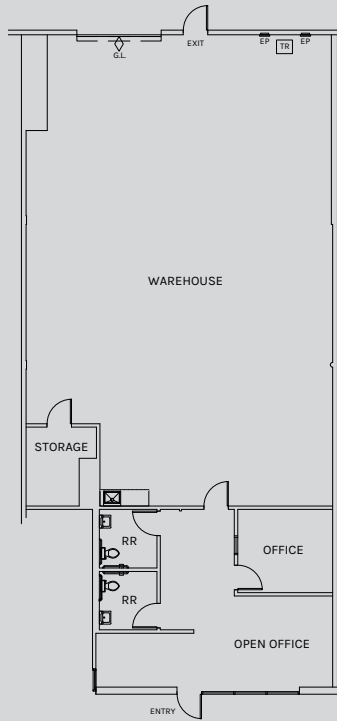
VENTURA COUNTY



## Multi-Tenant Industrial Property

- Total SF: 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

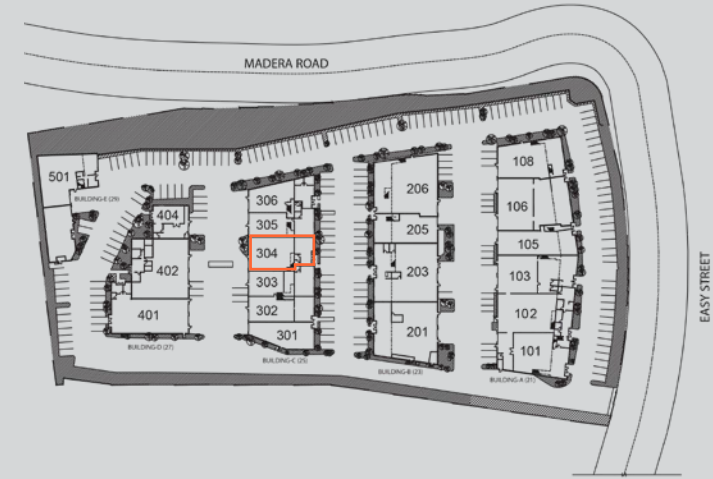
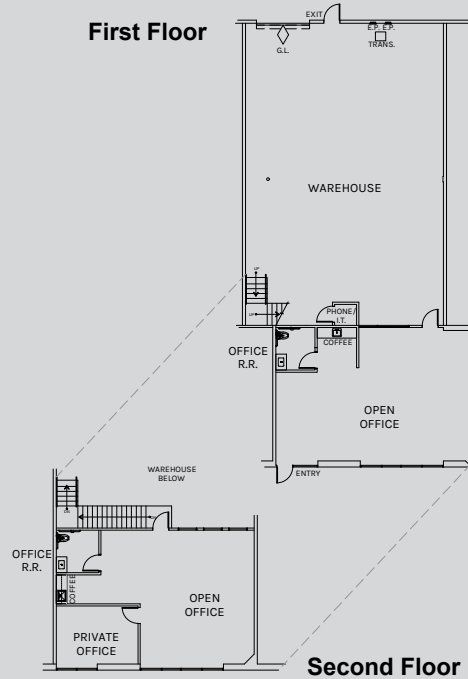
VENTURA COUNTY



## 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

# 4,206 SF

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

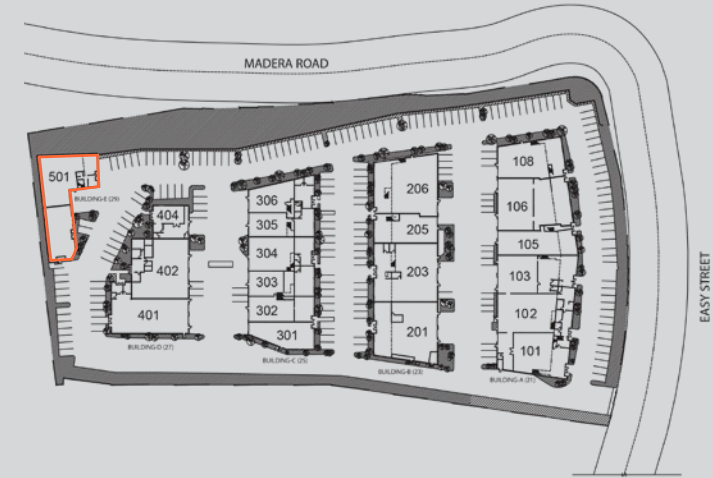
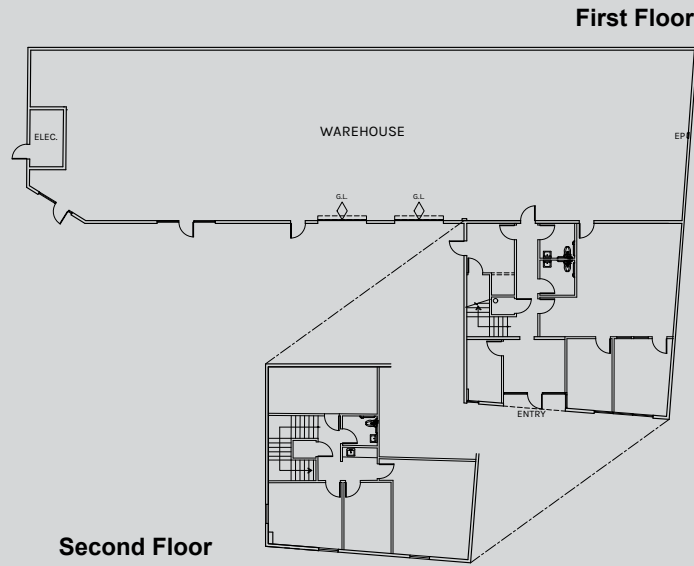
VENTURA COUNTY



## 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

