

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:**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #01191898

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Principal
818.304.4956
CA License #01483890

ERICA BALIN
Managing Director
818.444.4912
CA License #01481476

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



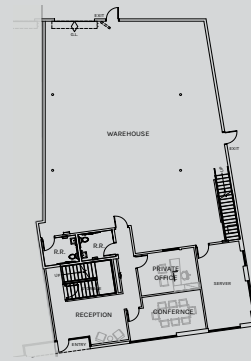
**Rexford
Industrial**

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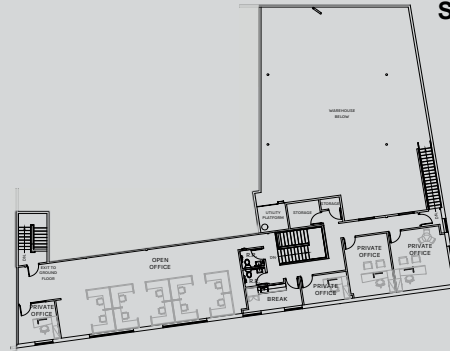
Multi-Tenant Industrial Property

- 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*

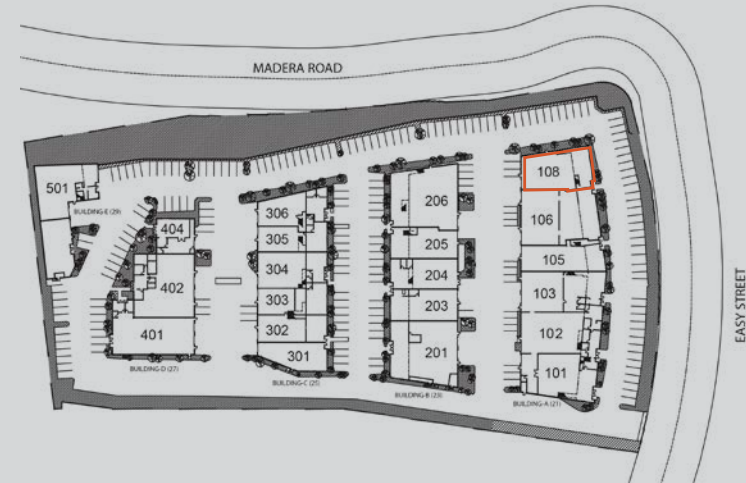
*Plus a \$0.08 per square foot estimated Common Area Maintenance (CAM) fee



First Floor



Second Floor



For Lease

7,001 SF

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

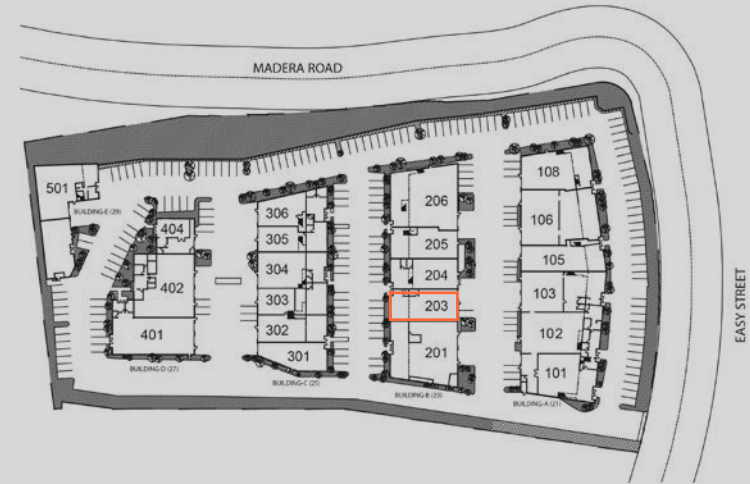
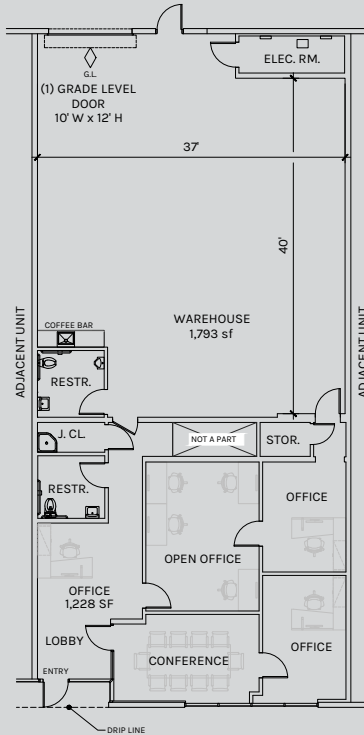
VENTURA COUNTY



Multi-Tenant Industrial Property

- **Total SF:** 3,021
- **Whse SF:** 1,793
- **Ground Level Office SF:** 1,228
- **Loading:** 1 GL
- **Lease Rate:** \$1.45 PSF MG*

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



For Lease

23 W. EASY STREET, UNIT 203, SIMI VALLEY, CA

3,021 SF

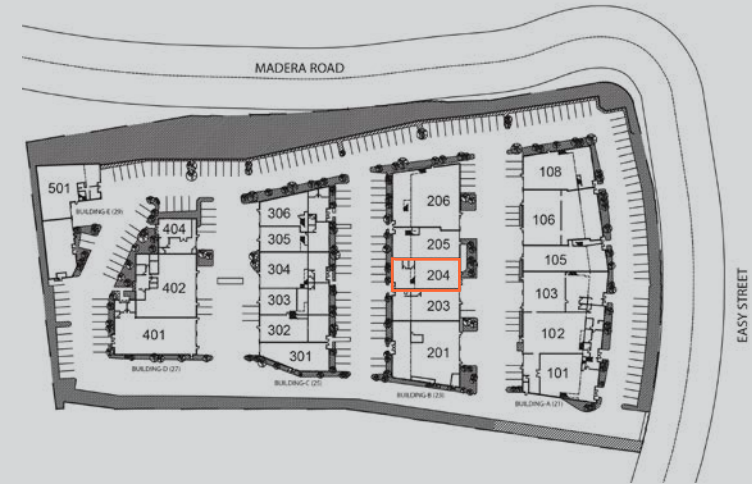
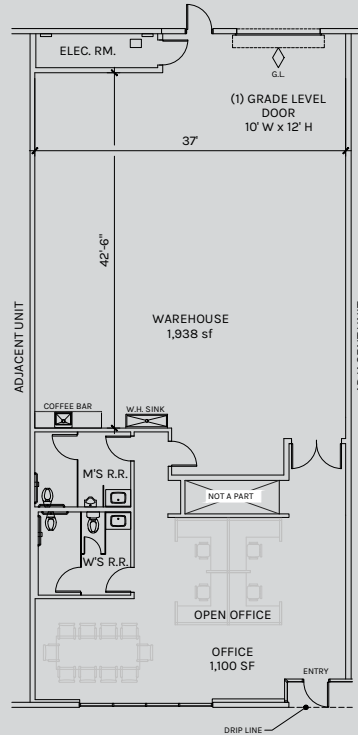
VENTURA COUNTY



Multi-Tenant Industrial Property

- **Total SF:** 3,038
- **Whse SF:** 1,938
- **Ground Level Office SF:** 1,100
- **Loading:** 1 GL
- **Lease Rate:** \$1.45 PSF MG*

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



For Lease

23 W. EASY STREET, UNIT 204, SIMI VALLEY, CA

3,038 SF

VENTURA COUNTY

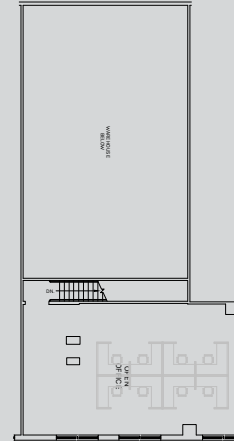
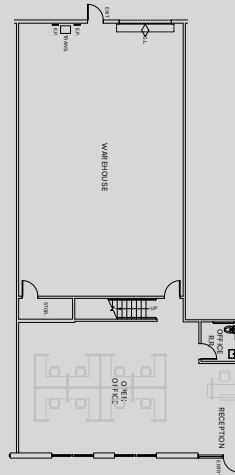


Multi-Tenant Industrial Property

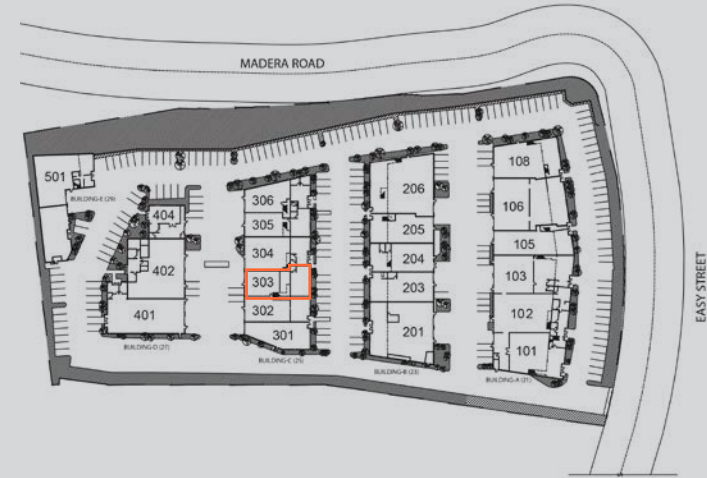
- Total SF: 4,328
- Whse SF: 1,948
- Ground Level Office SF: 1,216
- Mezzanine Level Office SF: 1,164
- Loading: 1 GL
- Lease Rate: \$1.39 PSF MG*

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

First Floor



Second Floor



For Lease

25 W. EASY STREET, UNIT 303, SIMI VALLEY, CA

4,328 SF

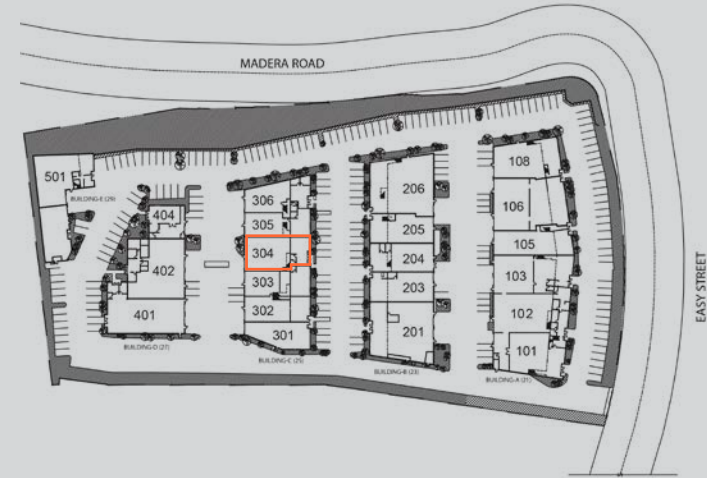
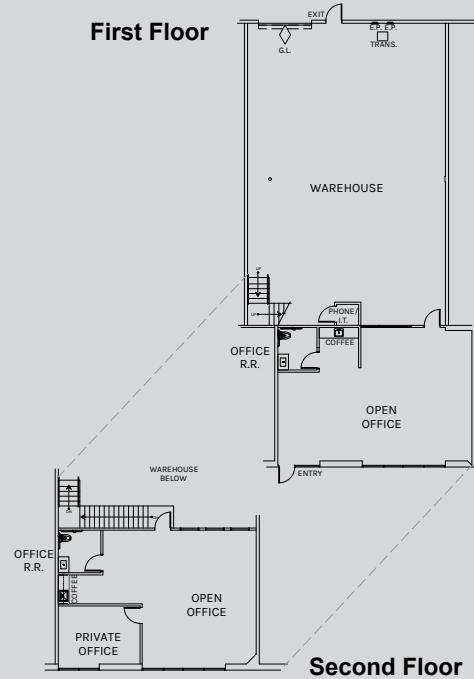
VENTURA COUNTY



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

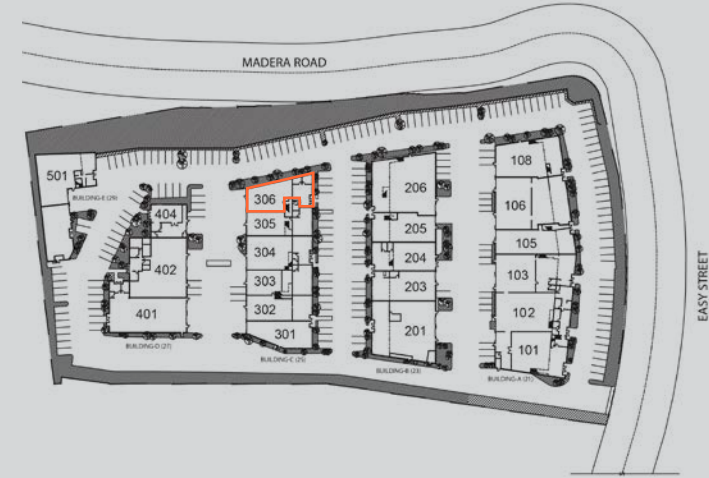
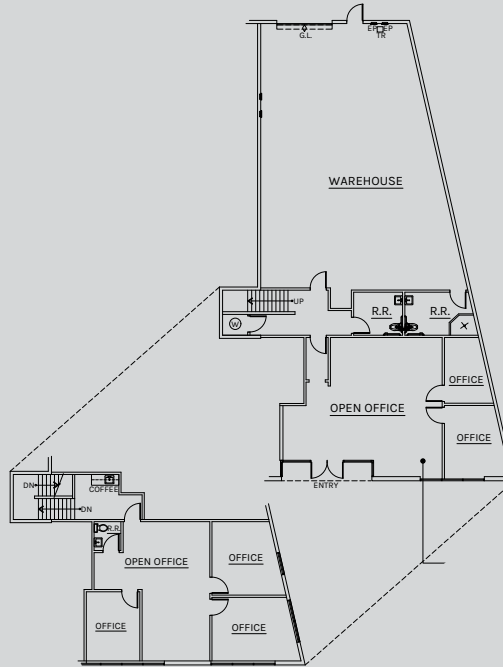
VENTURA COUNTY



Multi-Tenant Industrial Property

- Total SF: 3,988
- Whse SF: 1,579
- Ground Level Office SF: 1,304
- Mezzanine Level Office SF: 1,105
- 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 306, SIMI VALLEY, CA

3,988 SF

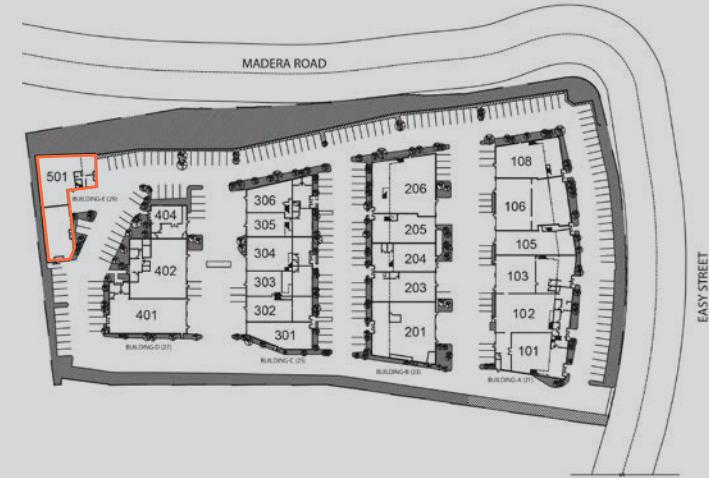
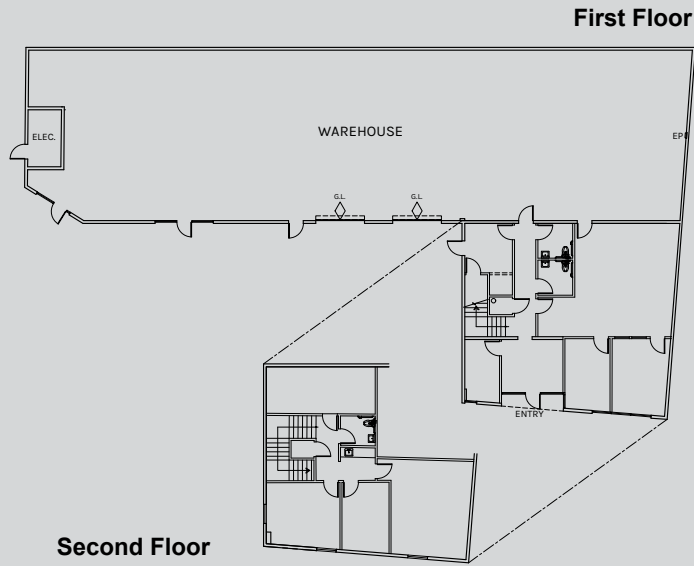
VENTURA COUNTY



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

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

7,237 SF

VENTURA COUNTY

