

MOORPARK COMMERCE CENTER
5140-5148 COMMERCE AVE.,
MOORPARK, CA 93021

INDUSTRIAL FOR LEASE



GRANT FULKERSON, SIOR

PRINCIPAL
818.304.4956
GFULKERSON@LEE-RE.COM
WWW.FULKERSON-RE.COM
DRE #01483890

ERICA BALIN

PRINCIPAL/MANAGING DIRECTOR
818.444.4912
EBALIN@LEE-RE.COM
WWW.ERICABALINCRE.COM
DRE #01481476

Professionally managed by:

Dolphin Partners, Inc.

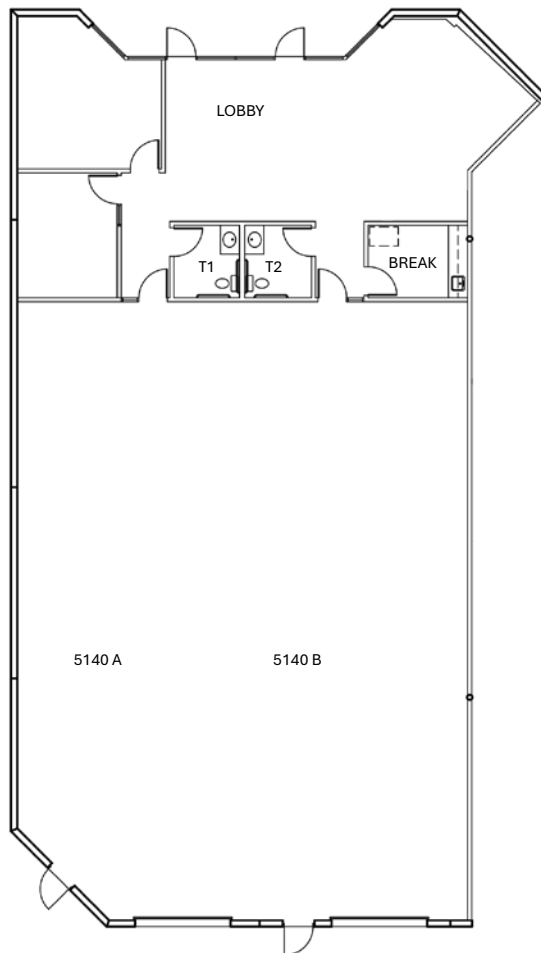
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY INFORMATION

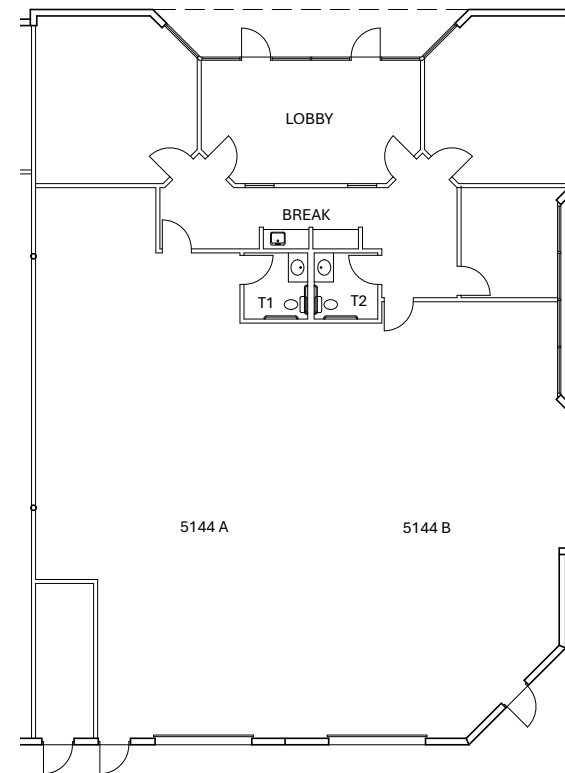
5140 Commerce Ave | Unit A/B

TOTAL SF	4,702 SF
LOADING	2 Ground Level
CLEAR HEIGHT	16 Feet
POWER	400 Amps / 120-208 V
LEASE RATE	\$1.40 PSF MG
CAM	\$0.05 PSF
AVAILABLE	Available Now



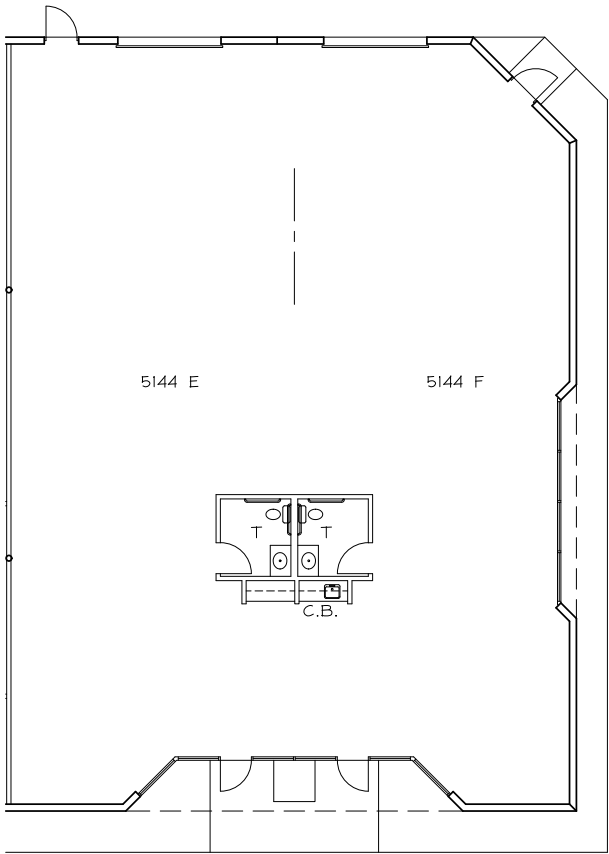
5144 Commerce Ave | Unit A/B

TOTAL SF	4,113 SF
LOADING	2 Ground Level
CLEAR HEIGHT	16 Feet
POWER	400 Amps / 120-208 V
LEASE RATE	\$1.40 PSF MG
CAM	\$0.05 PSF
AVAILABLE	February 1, 2027



5144 Commerce Ave | Unit E/F

TOTAL SF	4,110 SF
LOADING	2 Ground Level
CLEAR HEIGHT	16 Feet
POWER	400 Amps / 120-208 V
LEASE RATE	\$1.00 PSF MG
CAM	\$0.05 PSF
AVAILABLE	Available Now







PROFESSIONAL
BUSINESS PARK
ENVIRONMENT



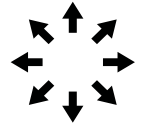
PRISTINE
COMMON
AREAS



IMMEDIATE ACCESS
TO HIGHWAY 118



PROFESSIONALLY
OWNED & MANAGED



OPPORTUNITY
FOR EXPANSION
WITHIN THE PARK





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