

**OCCUPIED INDUSTRIAL CONDO FOR SALE
IN MOORPARK CA**

**Single tenant leased investment
For Sale \$1,150,000**



**COMMERCIAL
REAL ESTATE
SERVICES**

Jim Darin

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This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements and financial information are approximate.

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Property Information:

- **3,600 square foot condo, warehouse approximately 2, 917sq/ft , 12x12 roll up door (buyer to verify)**
- **882 Patriot #F ,Patriot Commerce center APN 512-0-450-205**
- **Close to 23 and 118 Freeway and walking distance to retail amenities**
- **Concrete tilt up with 18 clear height and newer construction, 208/120V 3 phase 4 wire power.**
- **Below market price per square foot.**
- **100% leased investment with historic low industrial vacancy rates.**



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- Leased through 2022 with a 3 year option.
- AIR single tenant Gross lease.
- \$4,320 Base rent per month
- 3% annual escalations
- Established tenant.
- Newer well maintained business park.



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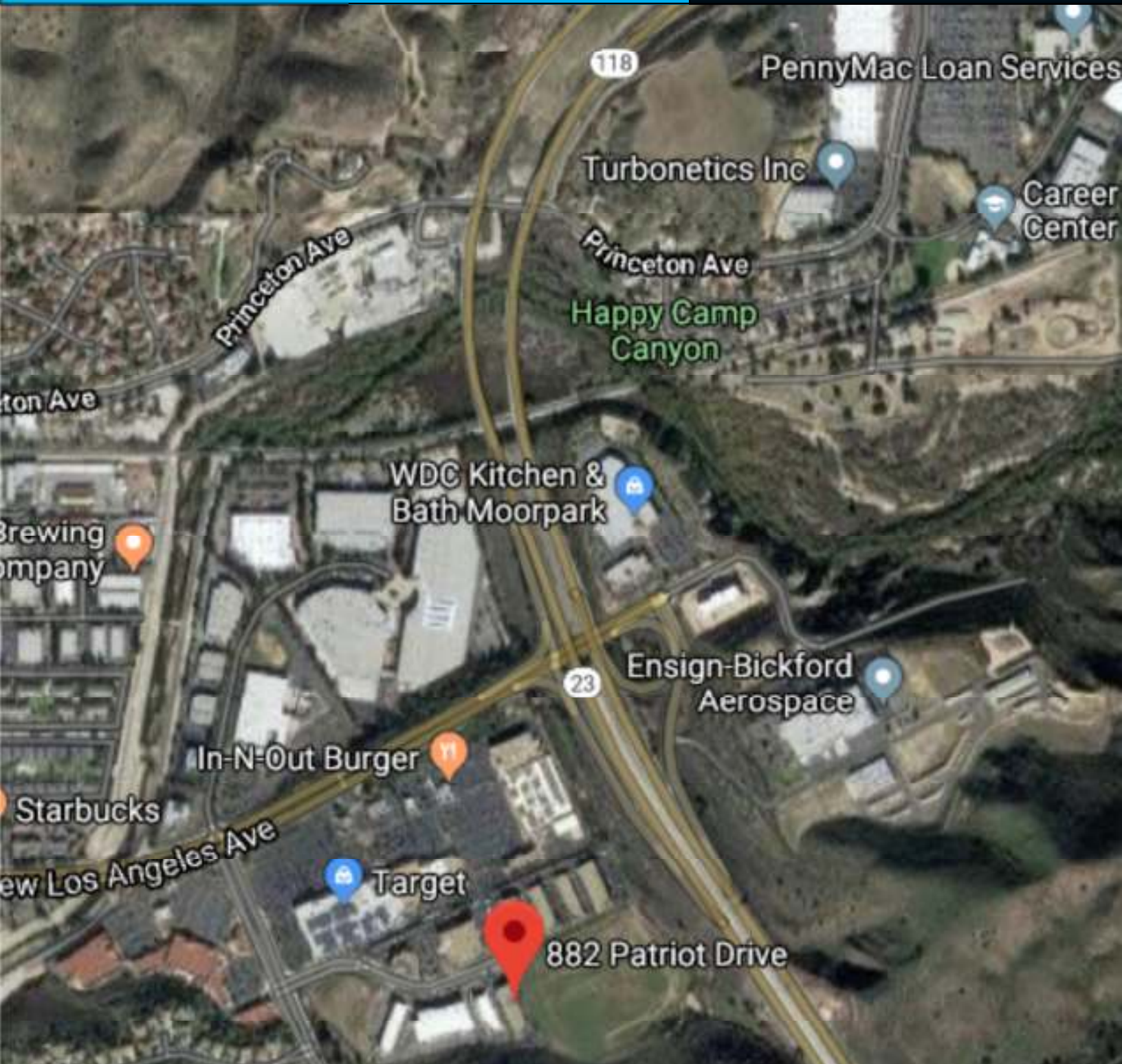
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