

FOR SALE OR FOR LEASE - COMBINED 733,819 SF
RARE LOS ANGELES REGION OPPORTUNITY

3001 & 3175 MISSION OAKS BOULEVARD | CAMARILLO, CA



3001 MISSION OAKS BLVD.
308,780 SF

3175 MISSION
OAKS BLVD.
425,039 SF







PROPERTY HIGHLIGHTS

- Rare opportunity to Purchase or Lease up to 733,819 SF on 38.86 acres land in North Los Angeles Region
- Two free standing buildings with excess land for trailer storage and yard - rare M2 zoning
- Ideal for last mile / e-commerce / fulfillment distribution center as well as manufacturing uses
- Up to 69 dock high doors
- ESFR sprinklers
- 28 to 35-foot ceiling heights
- Heavy power
- Metrolink train station adjacent
- Frontage on 101 Freeway with signage opportunities

3001 Mission Oaks Blvd. (308,780 SF)

- 28 to 30-foot clear height
- Up to 38 dock high positions (23 existing, 15 future)
- 14,540 SF office, modifications available to suit
- ESFR sprinklers in portion of building
- 4,000 Amps, 277/480 Volts
- 339 parking stalls
- Excess land with storage of up to 62 trailer stalls
- Divisible to 133,800 SF and 174,980 SF units

3175 Mission Oaks Blvd. (425,039 SF)

- 30 to 35-foot clear height
- 31 dock high positions
- 19,680 SF office
- ESFR sprinklers
- 4,000 Amps, 277/480 Volts
- 844 parking stalls
- Trailer storage
- Divisible to 67,659 SF





OFFERING

3001 Mission Oaks Blvd. - 308,780 SF

For Sale: \$35,509,700

\$115 psf

For Lease: \$185,268 NNN per month

\$0.60 psf

Divisible to 174,980 SF and 133,800 SF

3175 Mission Oaks Blvd. - 425,039 SF

For Sale: \$53,129,875

\$125 psf

For Lease: \$263,524 NNN per month

\$0.62 psf

Divisible to 67,659 SF

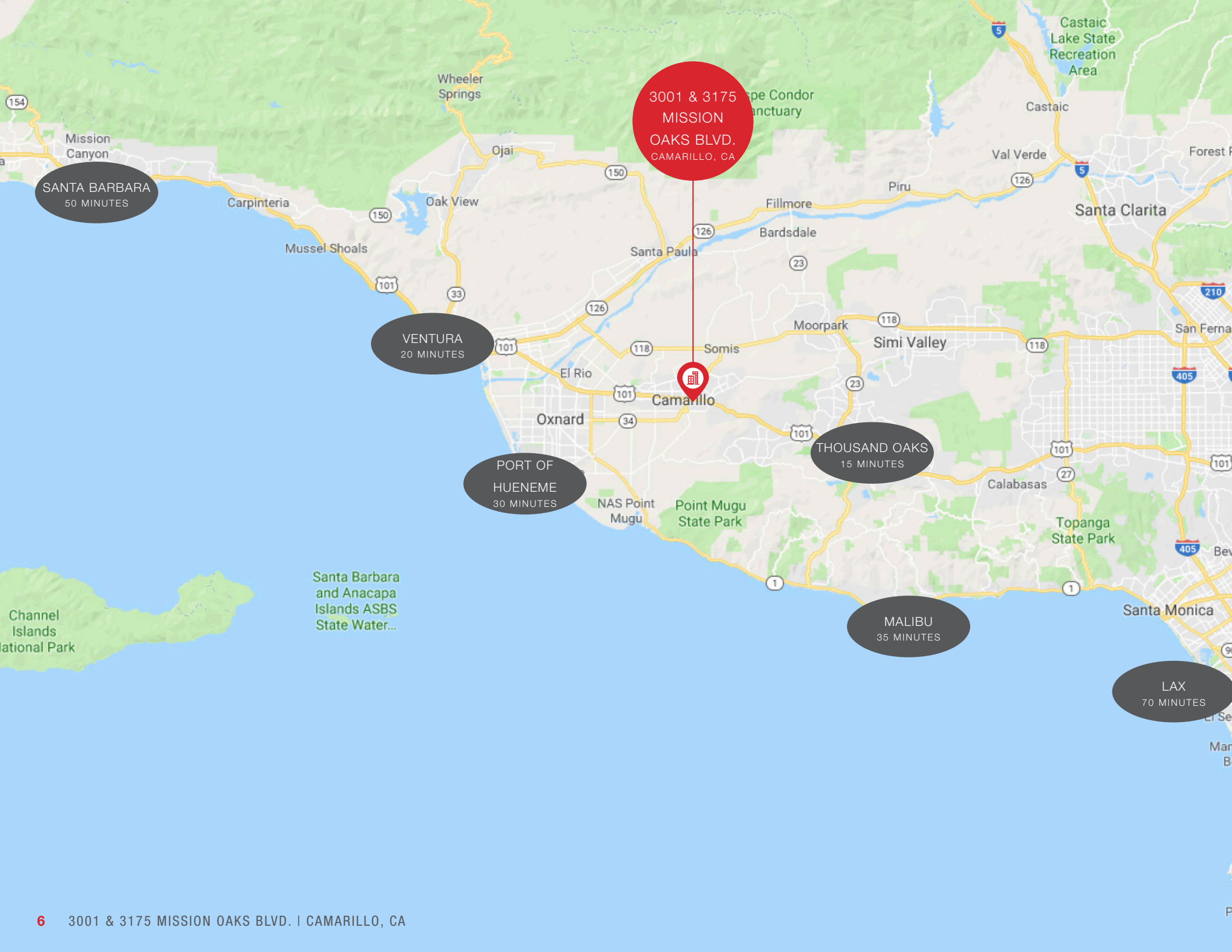
3001 & 3175 Mission Oaks Blvd. - 733,819 SF

For Sale: \$88,639,575

\$121 psf

For Lease: \$448,792 NNN per month

\$0.61 psf



3001 & 3175
MISSION
OAKS BLVD.
CAMARILLO, CA

SANTA BARBARA
50 MINUTES

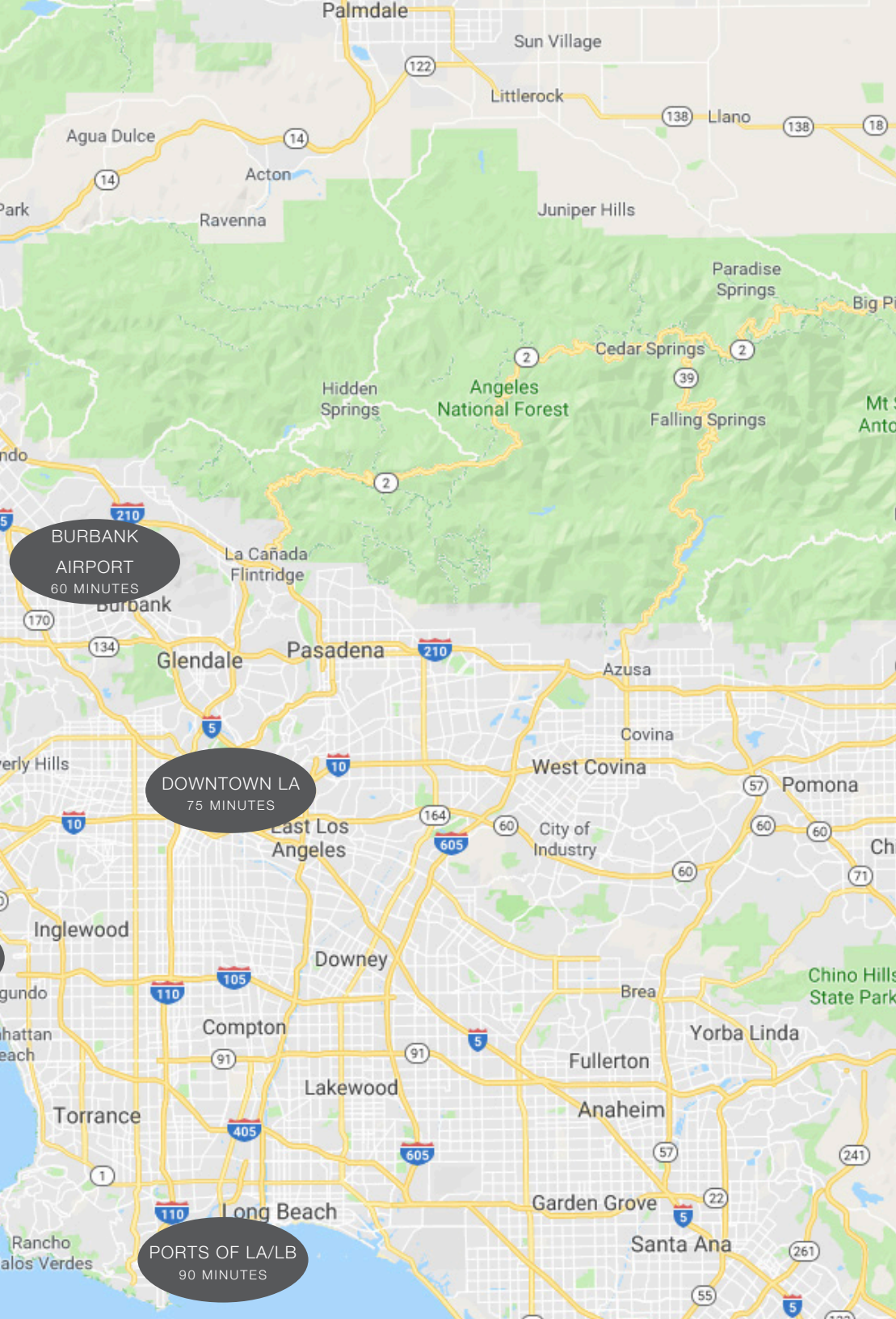
VENTURA
20 MINUTES

PORT OF
HUENEME
30 MINUTES

THOUSAND OAKS
15 MINUTES

MALIBU
35 MINUTES

LAX
70 MINUTES

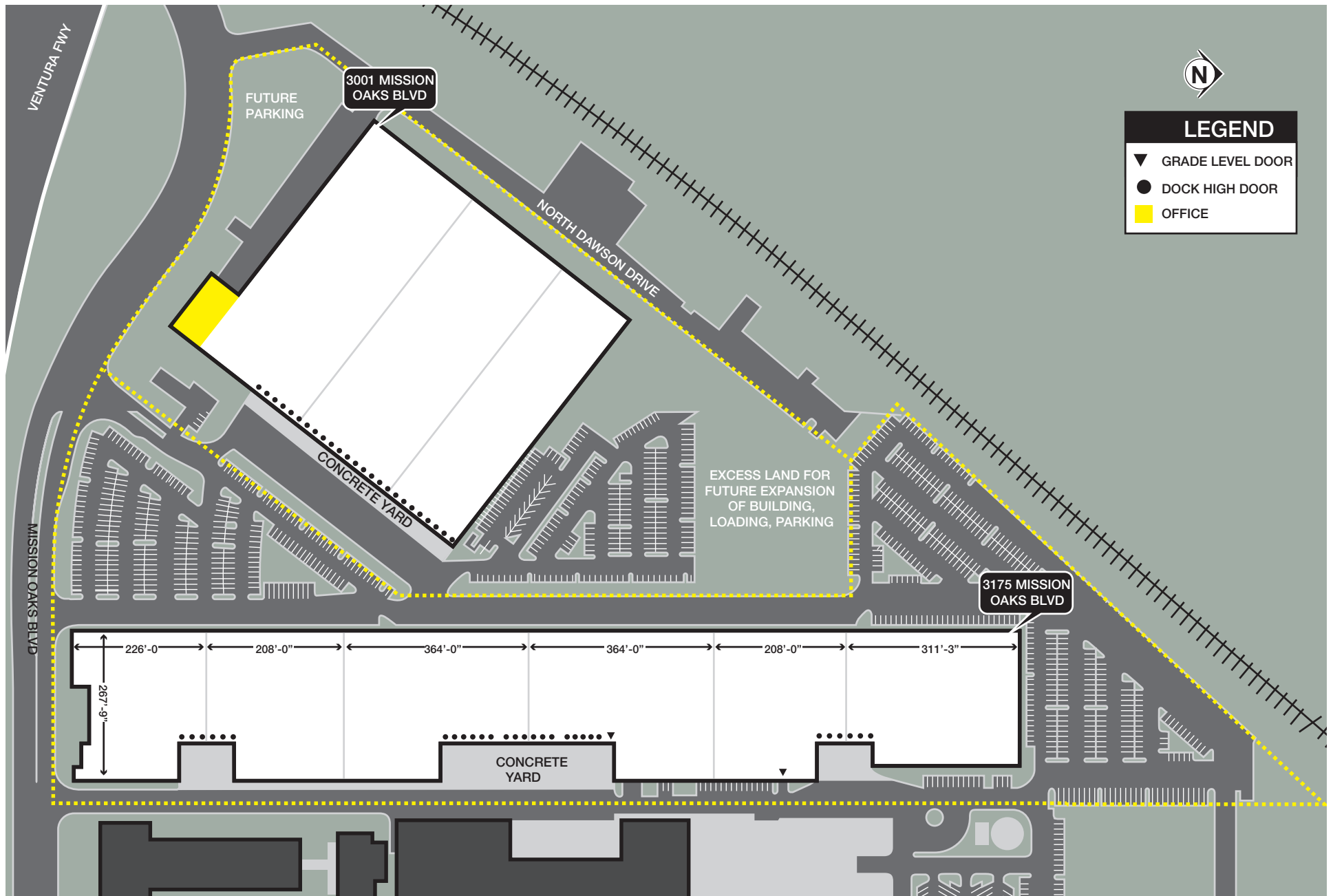


LOCATION HIGHLIGHTS

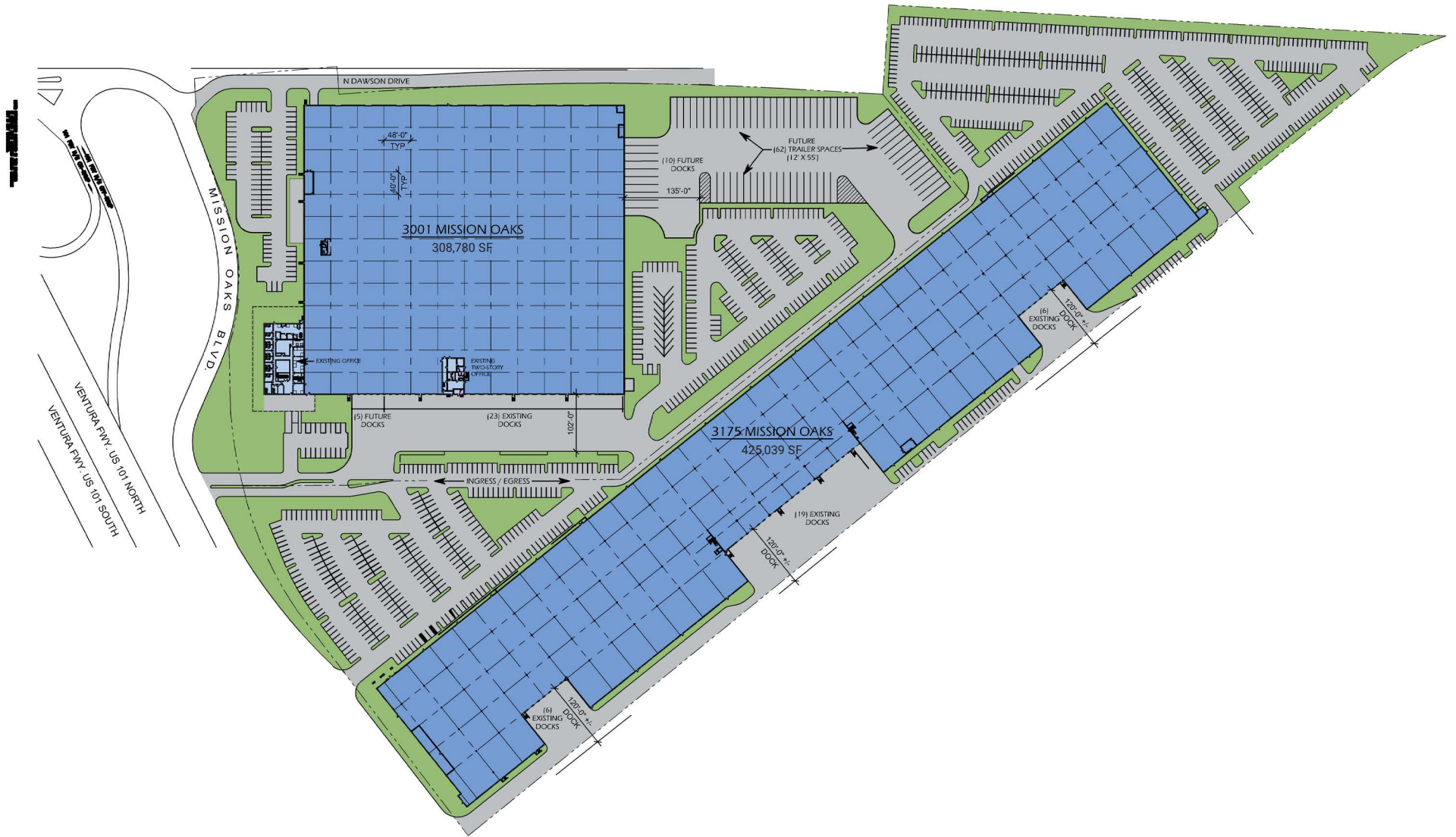
- Ideal North Los Angeles Regional location
- North Los Angeles / Southern California regional distribution / manufacturing opportunity
- Ideal last mile / e-commerce / fulfillment distribution center with population of
 - » 9.9 million within 60 miles
 - » 16.2 million within 90 miles
 - » 19.7 million within 120 miles
- Close proximity to 101, 405, 5, 126 and 118 Freeways
- Access to I-5 and I-10 within 45 minutes
- Metrolink train station adjacent
- Frontage on 101 Freeway with signage opportunities
- Wide variety of amenities, including retail, restaurants, hotels and Camarillo Premium Outlet mall within 2 miles
- Ideal business climate: no user utility tax and low business license fees
- Within Ventura County's "Tech Corridor"
- City of Camarillo and Ventura County benefits, adjacent to Los Angeles County
- Access to strong, highly educated and diverse labor force
- Wide range of housing options
- Small town atmosphere
- Located halfway between Los Angeles and Santa Barbara, within one hour of both
- Consistently ranked one of America's safest cities



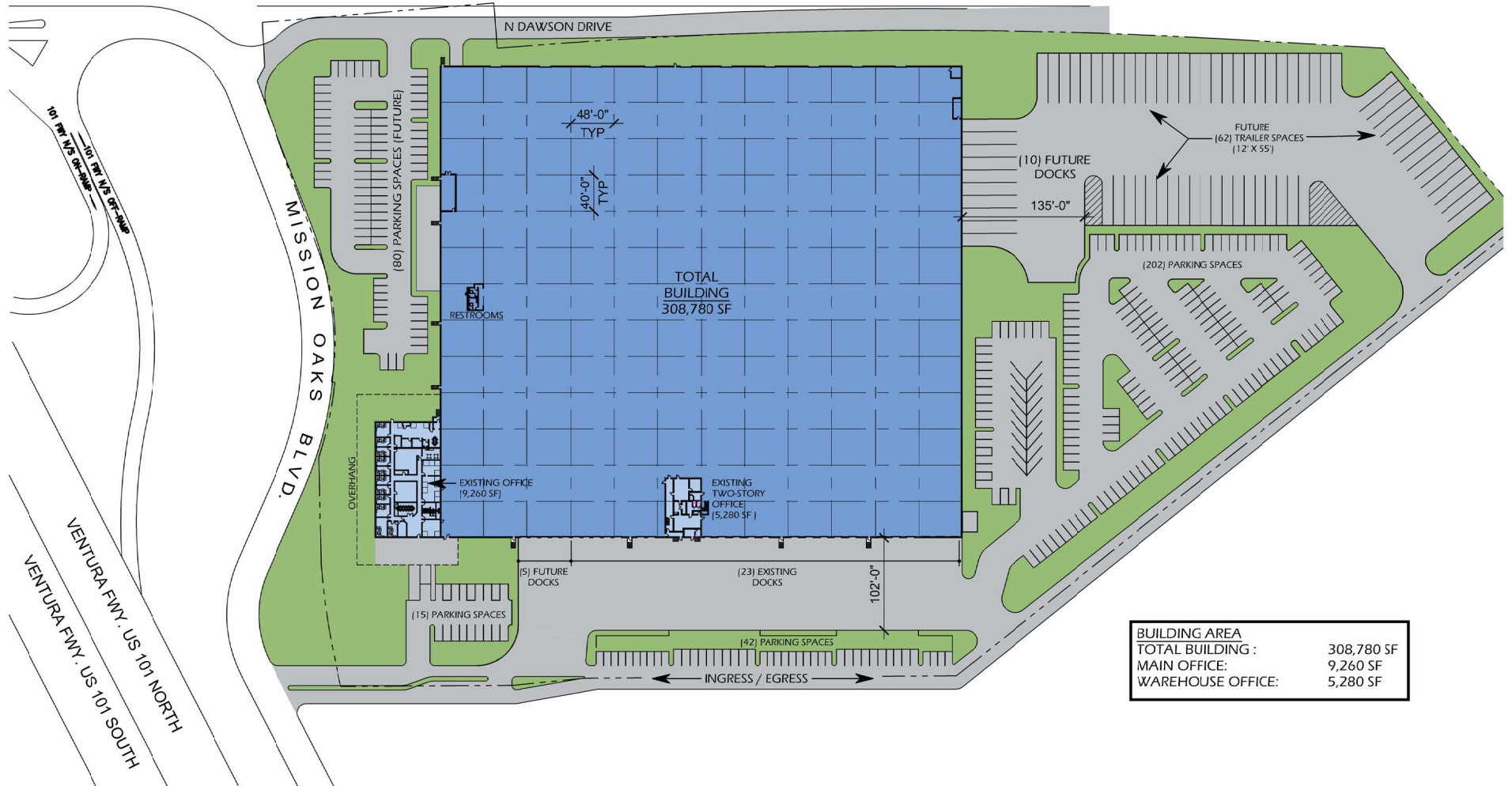
EXISTING SITE PLAN - 3001 & 3175 MISSION OAKS BLVD.



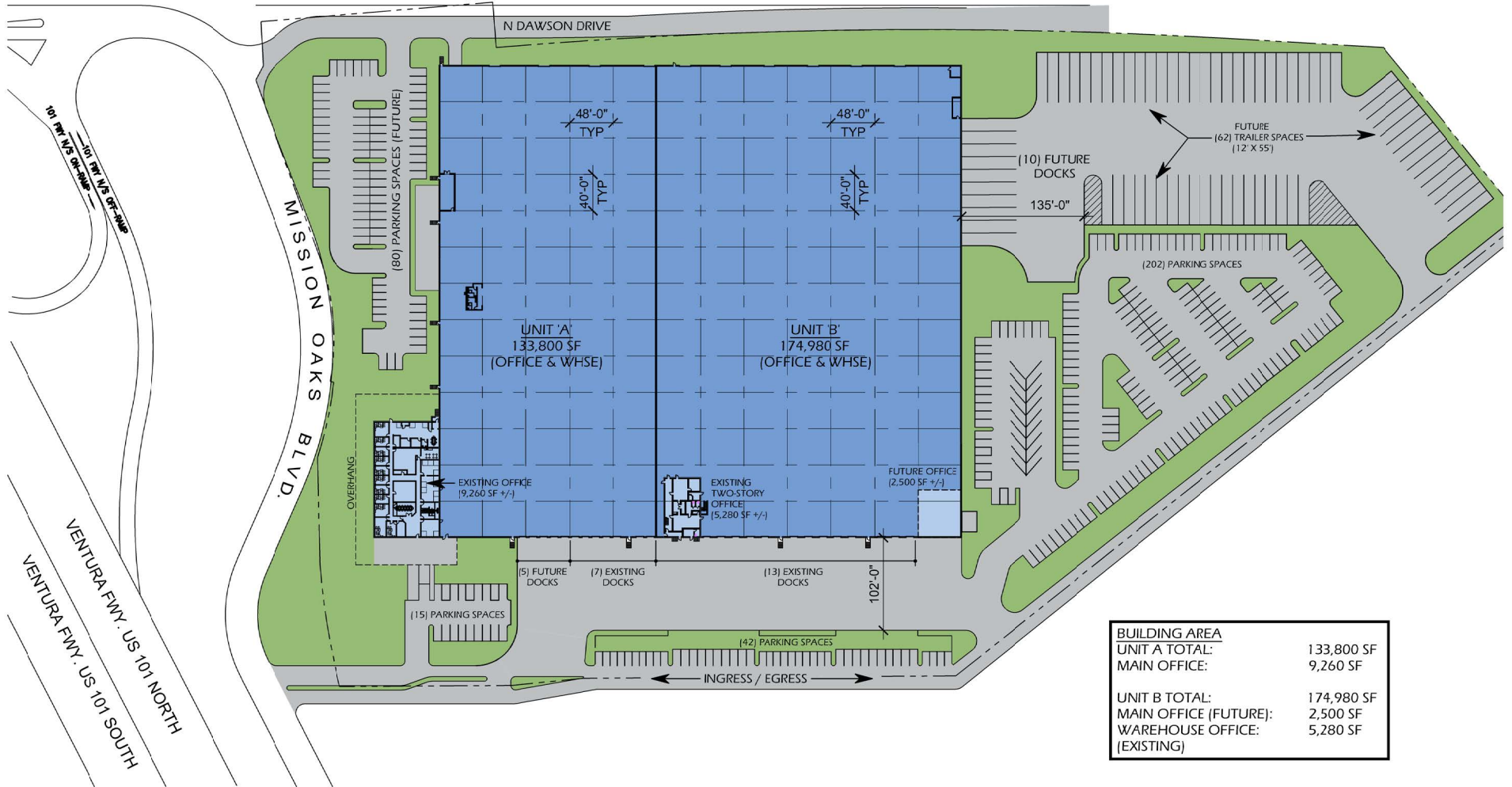
CONCEPTUAL SITE PLAN - 3001 & 3175 MISSION OAKS BLVD.



CONCEPTUAL SITE PLAN - 3001 MISSION OAKS BLVD. - SINGLE TENANT

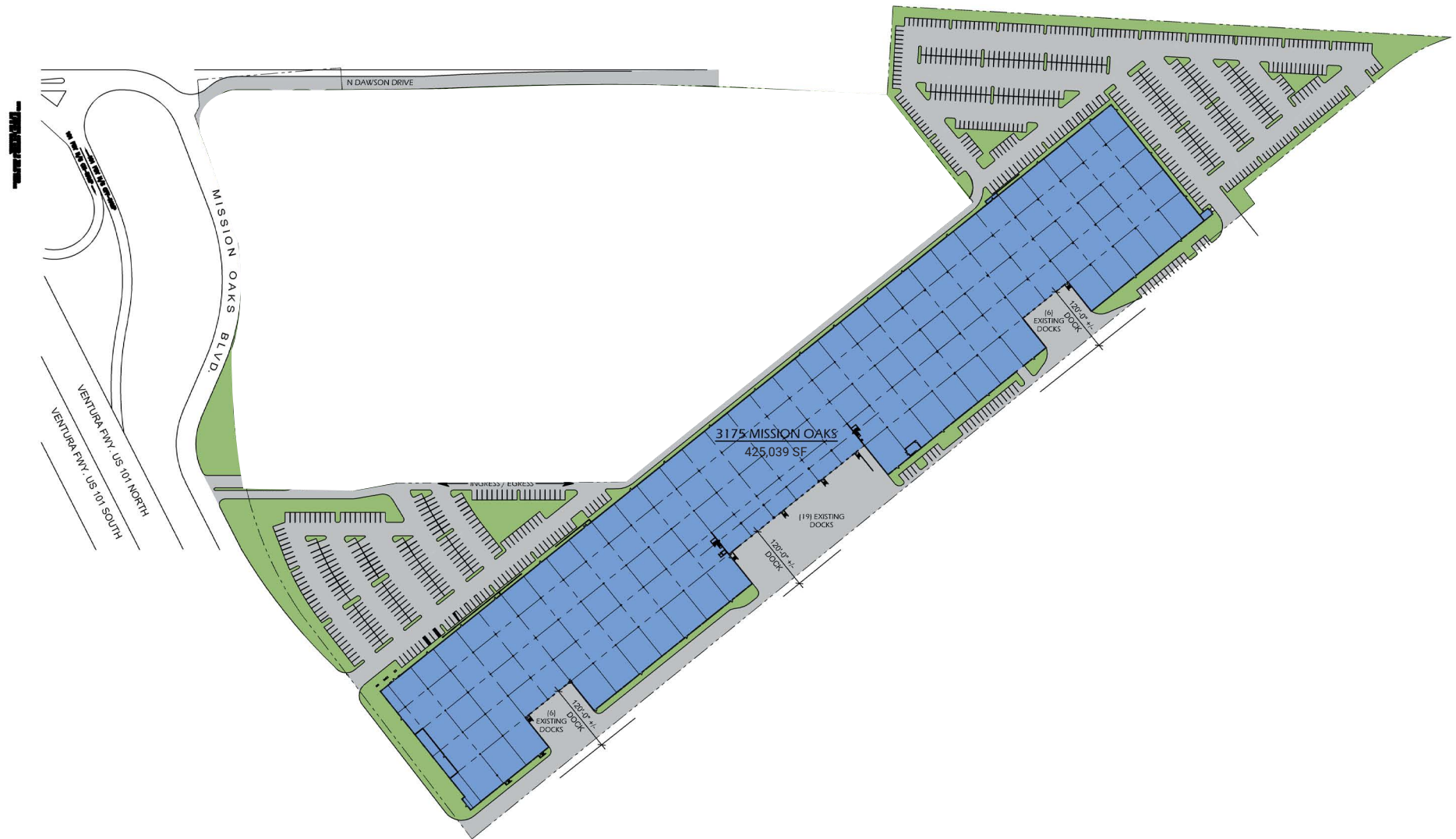


CONCEPTUAL SITE PLAN - 3001 MISSION OAKS BLVD. - MULTI-TENANT



BUILDING AREA	
UNIT A TOTAL:	133,800 SF
MAIN OFFICE:	9,260 SF
UNIT B TOTAL:	174,980 SF
MAIN OFFICE (FUTURE):	2,500 SF
WAREHOUSE OFFICE:	5,280 SF
(EXISTING)	

CONCEPTUAL SITE PLAN - 3175 MISSION OAKS BLVD. - SINGLE TENANT



CONCEPTUAL SITE PLAN - 3175 MISSION OAKS BLVD. - MULTI-TENANT







PORT OF HUENEME

13 MILES

LOS ANGELES INTERNATIONAL AIRPORT

52 MILES

HOLLYWOOD BURBANK AIRPORT

45 MILES

PORT OF LOS ANGELES

71 MILES

SANTA BARBARA

45 MILES

PORT OF LONG BEACH

73 MILES



CORPORATE NEIGHBORS INCLUDE:

- Advanced Motion Controls
- AECOM
- Amazon
- Amgen
- AML Communications
- BMW
- Bunzl
- Eaton
- FedEx
- Ferguson
- Haas Automation
- Harbor Freight Tools
- Landsberg Packaging
- Lucix Corp
- Northrop-Grumman
- OnTrac
- Parker Hannifin
- Proctor & Gamble
- Salem Communications
- Semtech
- Technicolor
- Teledyne-Rockwell Scientific
- UPS
- Volvo

JOHN DeGRINIS, SIOR

Executive Managing Director
+1 818 618 6955
CA RE Lic 00918958
john.degrinis@ngkf.com

PATRICK DuROSS, SIOR

Senior Managing Director
+1 818 219 8903
CA RE Lic 01461031
patrick.duross@ngkf.com

JEFF ABRAHAM, SIOR

Senior Managing Director
+1 310 880 7403
CA RE Lic 01830909
jeff.abraham@ngkf.com

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