

609 Science Drive

Moorpark, California

CBRE

CUSHMAN &
WAKEFIELD

HIGH-IMAGE INDUSTRIAL BUILDING FOR LEASE

Executive Summary

CBRE, Inc. is pleased to present the rare opportunity **609 Science Drive, Moorpark CA** ("The Property"), an approximately 135,000 square foot modern, updated and redesigned facility that is suitable for warehousing, distribution or manufacturing. The owner has completed many upgrades to the property including a newly applied 15 yr roof coating with new skylights and smoke vents, new asphalt parking lot, new exterior paint, new entry, new offices and conference rooms, fully remodeled restrooms, new flooring, upgraded sprinkler system, new two-story lobby/atrium, new elevator and all new HVAC plus much more.

The Property is strategically located at the intersection of the 118/23 freeway and just a block to restaurants, shopping and banking opportunities. Located just outside the San Fernando Valley, Moorpark is rated as one of the safest cities in America.



Property Specifications



±22,000 SF

Office Space (Elevator Served)



6.21 AC | 271,175 SF

Lot Size



24' - 28'

Ceiling Height

13' 6"

Under Mezzanine Height



12 (2 Double / 8 Ext)

Docks



Two (2)

12' (w) x 14' (h)

Drive Ins

143' - 159'

Truck Court (Varies)



1988 | 2023

Year Built | Renovated

Extra Hazard

Group 1

Sprinklers (.33/3000)

Concrete Tilt Up

Construction



4,000 / 277-
480V: 3P 4W

Power



242 Surface
Spaces

(Approx)

Parking (1.80:1,000 SF)

Fully-Fenced

Yard

Property has

Two Curb Cuts which
Will Provide for Full Truck
Circulation

Project *Description*

A high-image last mile distribution and manufacturing facility at 609 Science Drive is well located off the 23 Freeway, just south of the 118 Freeway at the Los Angeles Avenue exit.

Central to diverse markets and skilled labor pools from both the San Fernando Valley in North Los Angeles County and Ventura County, the property also benefits from being walking distance to some 500,000 square feet of retail amenities. Moorpark, which along with surrounding communities consistently ranks among the safest in the nation, further offers a business climate and quality of life that is second-to-none. Corporate neighbors include Ensign-Bickford Aerospace, Lifetech Resources, AeroVironment, Semiconductor Equipment Corporation, Takeda Pharmaceuticals, Dynamic Automation & Robotics, Advenchen Laboratories, Logix Pharmaceuticals, Inventiv Health Consulting, Pentair Water Group, and Teledyne Technologies.

Landlord is in the process of completing a \$6+ million renovation on the building

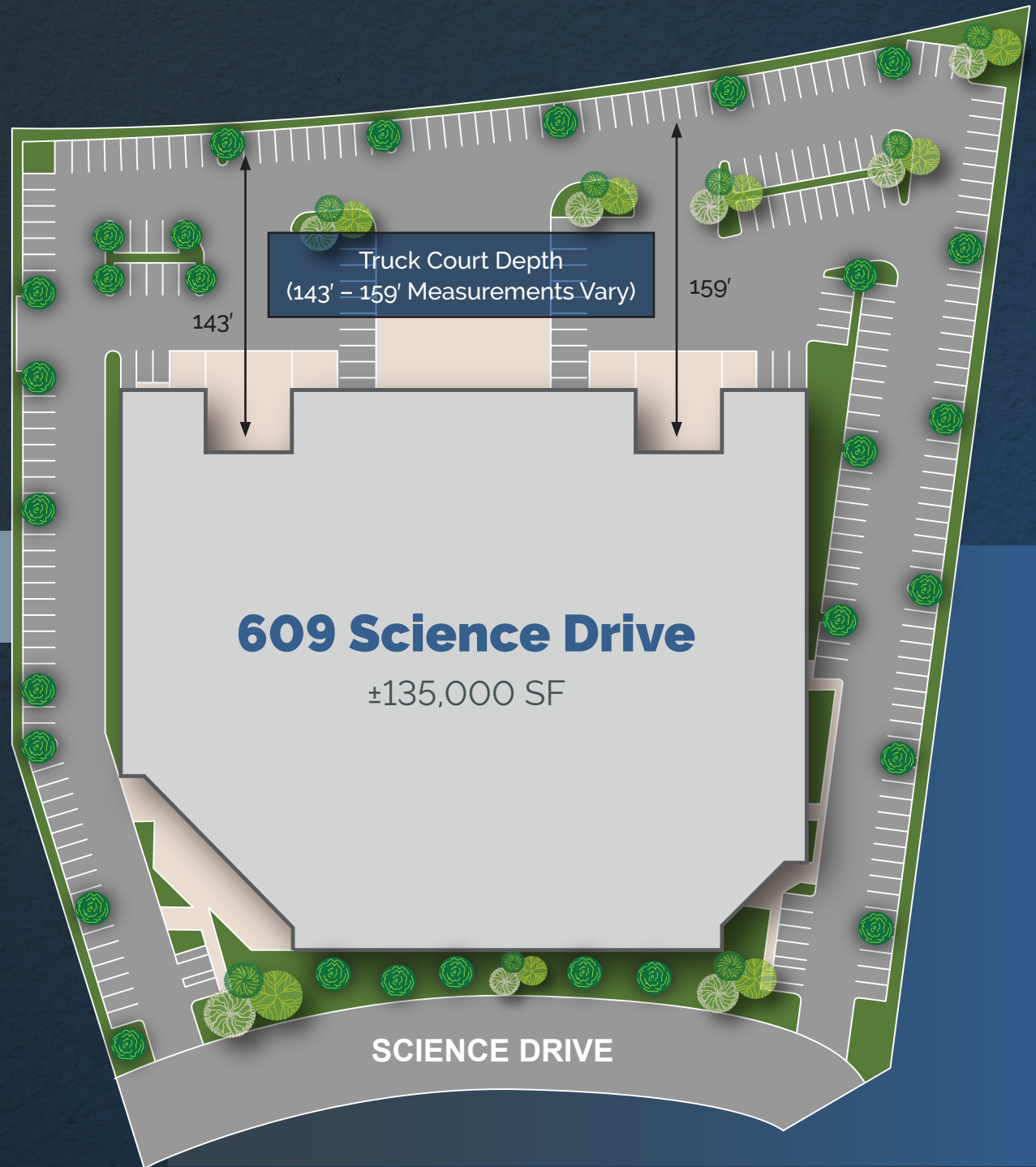
Site Features

- Completely refurbished, high-image building with great visibility
- Flexible modern office build out
- Excellent freeway access and central location with immediate access to HWY 118 and HWY 23
- Close proximity to many retail amenities

Recently Completed Upgrades

- Newly applied 15 year roof coating
- New modern office space
- New HVAC
- New parking lot
- New paint
- New elevator

Site Plan



Campus Opportunity



135K
BUILDING SF



495K
CONTIGUOUS SF

709 Science
EXPANSION

609 Science
IMMEDIATELY AVAILABLE

405 Science
EXPANSION

Ability to expand up to 495,000 SF

Market Overview



36,375

TOTAL POPULATION



\$104,839

MEDIAN FAMILY INCOME



\$621,200

MEDIAN HOME VALUE



42.3%

COLLEGE GRADUATES



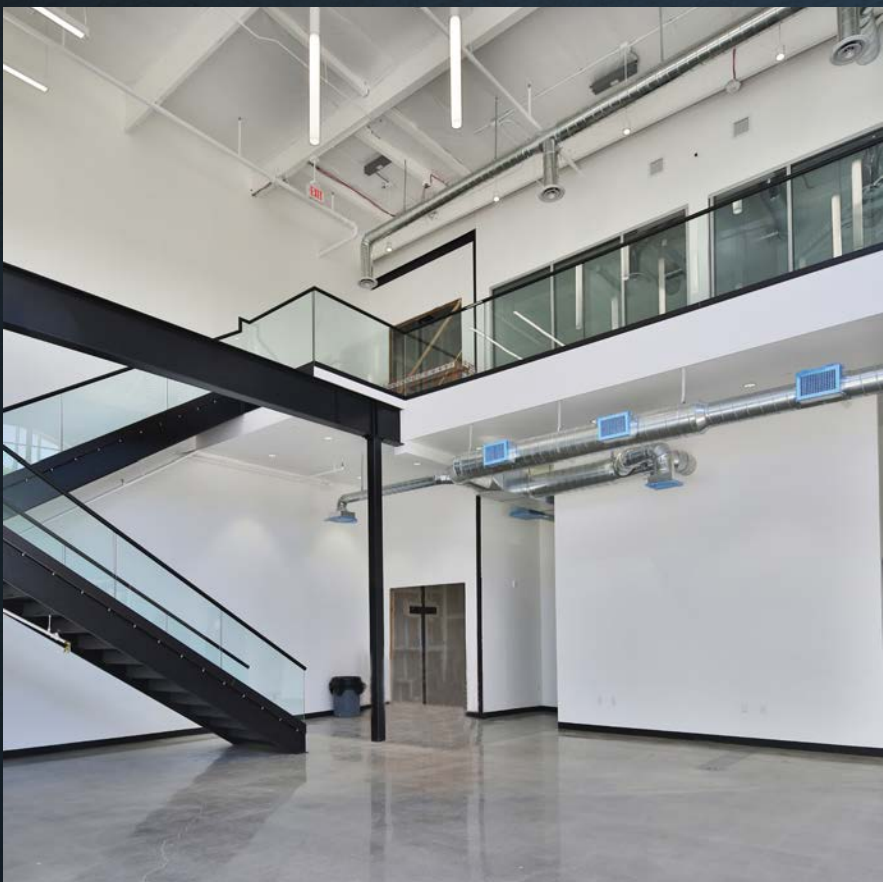
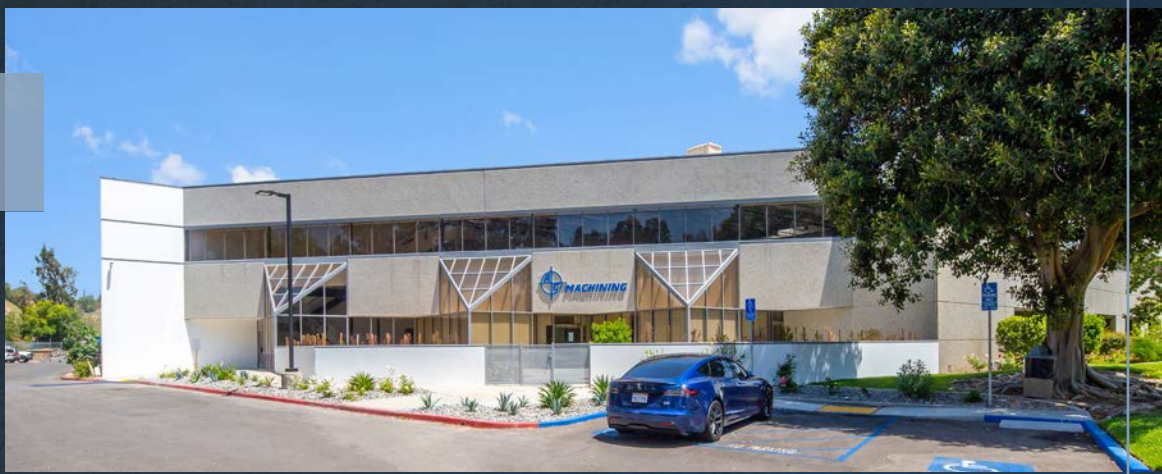
3.2

AVERAGE HOUSEHOLD SIZE

- Ranked as the #1 least expensive city to do business in Ventura County.
- Ranked as the #1 safest city in Ventura County and the #3 safest city in California.
- Ranked as the #1 fastest growing city in Ventura County for the past 30 years.
- Centrally located in Ventura County between Los Angeles and Santa Barbara counties.
- Accessible transportation options with rail service through Metrolink and Amtrak train station, and a deep-water port only 25 miles away.



Property Photos



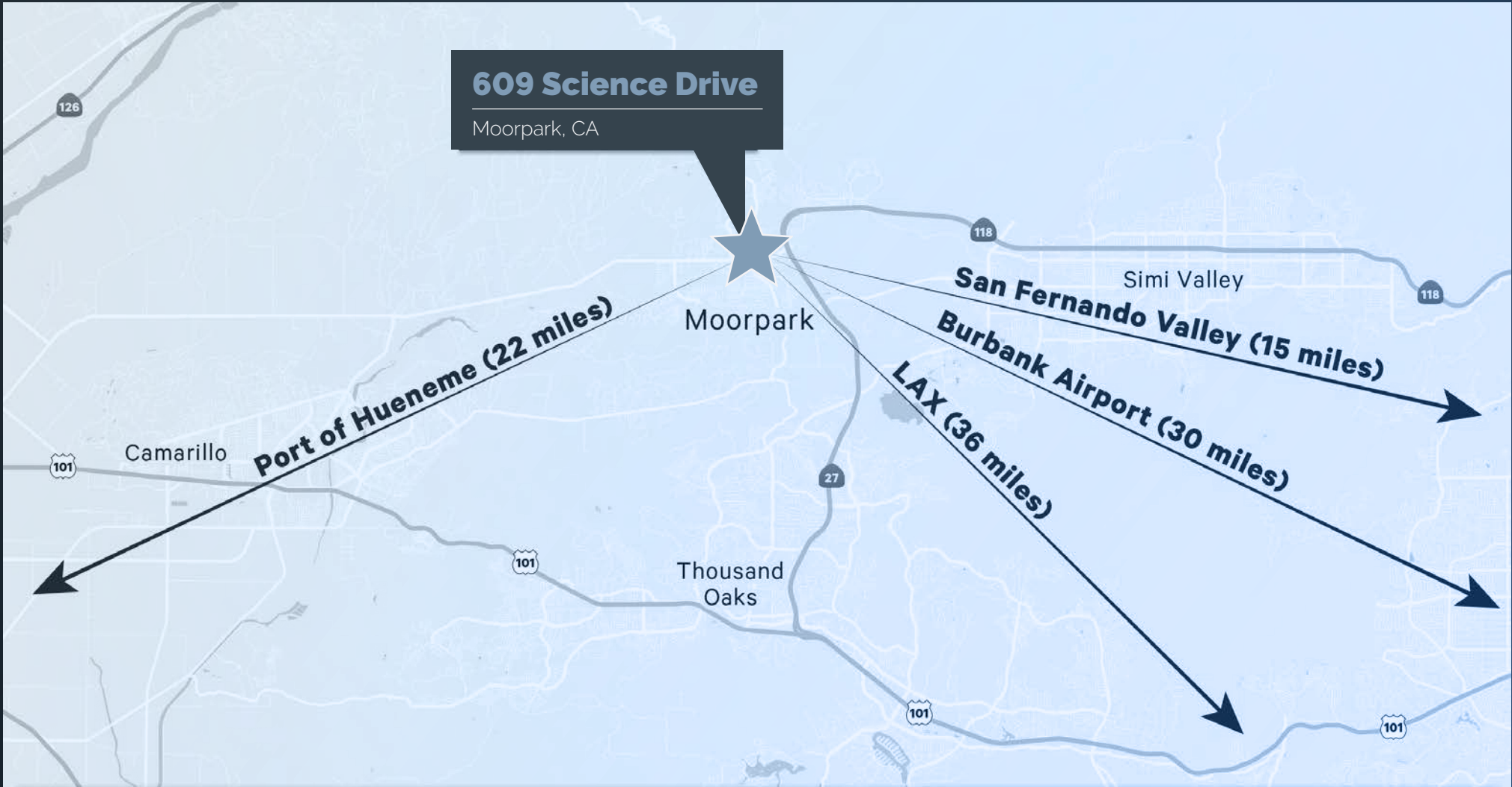
Property Photos



Property Photos



Regional Map



Direct Access to Key Demand Drivers & Infrastructure



1 mile



1 mile



11 miles



22 miles



23 miles



24 miles



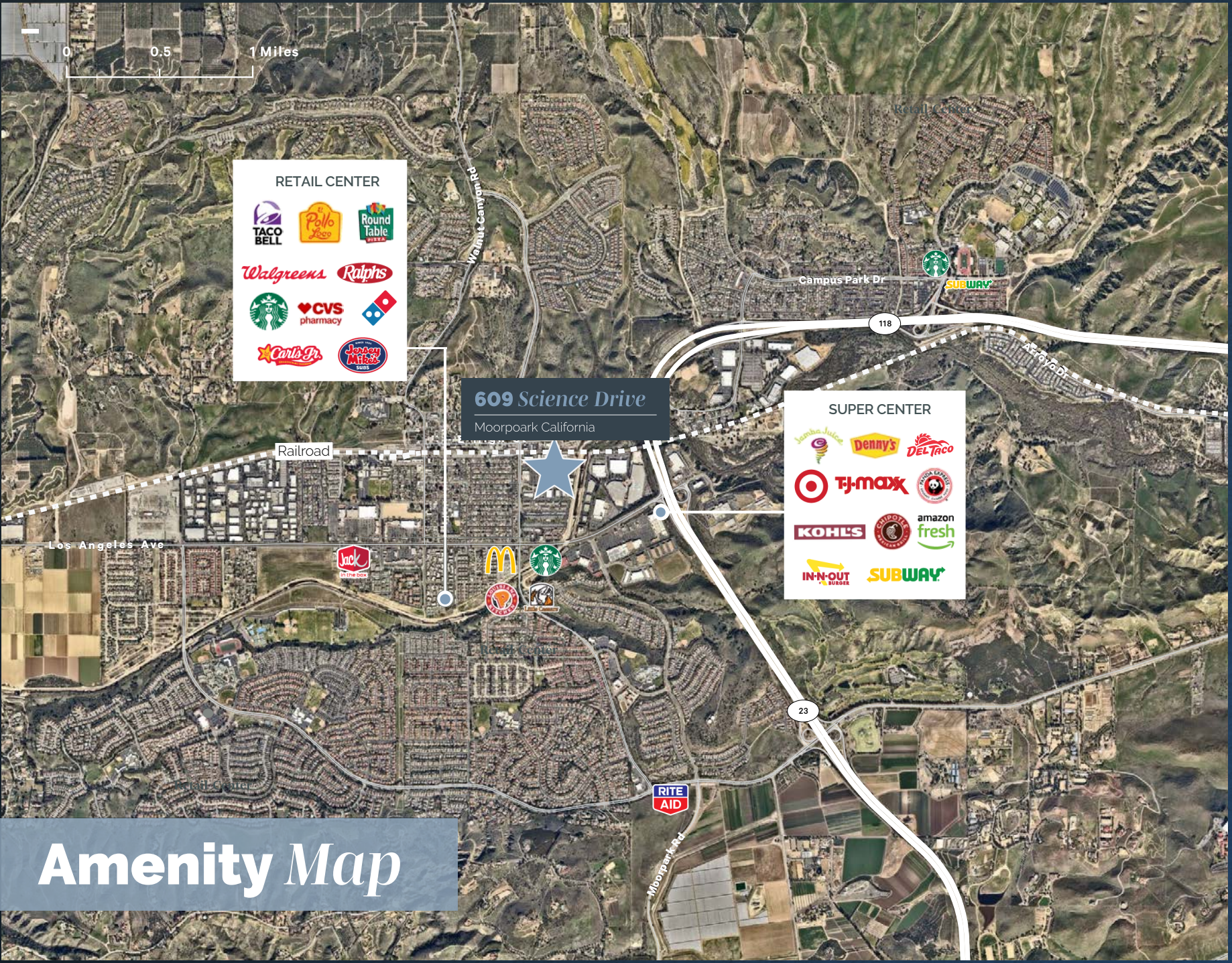
30 miles



36 miles



50 miles



RETAIL CENTER

- TACO BELL
- Pollo Loco
- Round Table
- Walgreens
- Ralphs
- Starbucks
- CVS pharmacy
- Carib's Gr.
- Jersey Mike's

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SUPER CENTER

- Jamba Juice
- Denny's
- DEL TACO
- Target
- TJ-MAXX
- Amazon Fresh
- KOHL'S
- SUBWAY
- IN-N-OUT BURGER

Amenity Map



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