

POWERED FOR MANUFACTURING

2121 Union Place
Simi Valley, CA 93065

NORTH LOS ANGELES MARKET
SIMI VALLEY/MOORPARK SUBMARKET

FOR LEASE

±22,710 SF



LEASED BY

NEWMARK

BUILDING SPECIFICATIONS

Size	22,710 SF
Clear Height	16' to 18'
Loading	4 ground level loading doors
Office	4,615 SF, plus 252 SF mezzanine
Power	1200 Amps, 480 Volts
Parking	50 auto stalls
Lease Rate	\$1.19 psf NNN + \$0.34 psf OPEX
Occupancy	November 1, 2026

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±22,710 SF

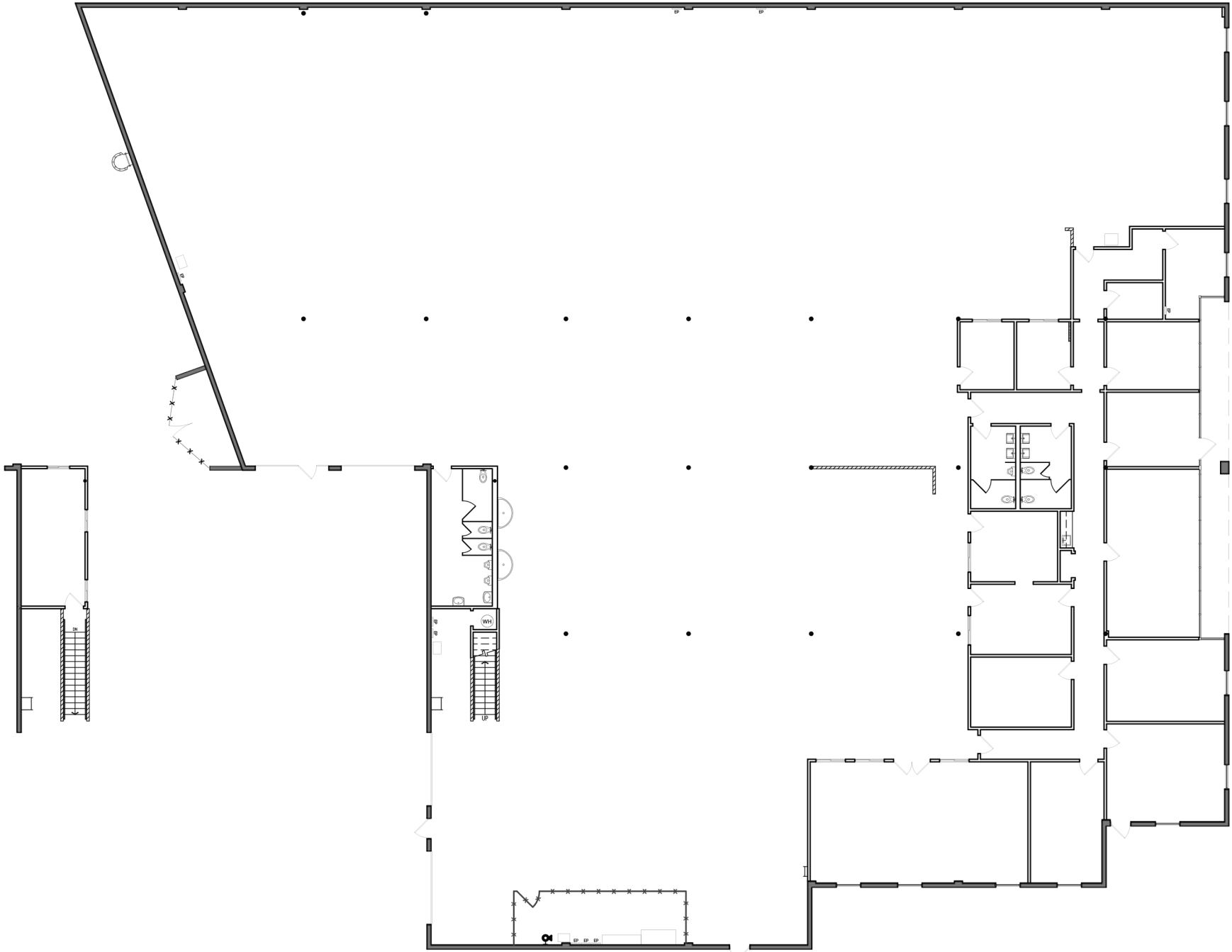


Simi Valley boasts a diverse and resilient economic base, home to leading aerospace and defense, manufacturing, and distribution companies



Companies in the City of Los Angeles face a 9% sales tax, versus 7.25% in Simi Valley, plus a utility tax of up to 12.5% that Simi Valley doesn't impose at all - giving relocating businesses a clear cost advantage.







- 1
- AeroVironment
- 2
- Amazon
- 3
- Andwin Scientific
- 4
- iPro Parts Autotecnica
- 5
- ATI
- 6
- ATC AUTOMATION
- 7
- Bemco Inc. Focused on Excellence
- 8
- EMLinQ
- 9
- ENTERTAINMENT EARTH
- 10
- ESI
- 11
- EUROW
- 12
- greeno products
- 13
- GXO
- 14
- L3HARRIS
- 15
- M-C-C Micro Commercial Components
- 16
- Milgard Windows & Doors
- 17
- PENNYMAC
- 18
- PQL PREMIUM QUALITY LIGHTING
- 19
- Regal Rexnord
- 20
- RICOH
- 21
- RITEC REAL WORLD RUGGED
- 22
- RS&A
- 23
- RS&A
- 24
- RSD REFRIGERATION SUPPLIES DISTRIBUTOR
- 25
- SNYDER ♦ DIAMOND
- 26
- TireHub
- 27
- UPS Freight

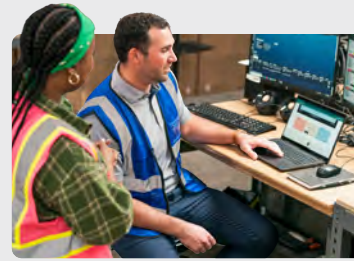
Committed to Driving Value for Our Customers



500 Million
Square Foot
Portfolio

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

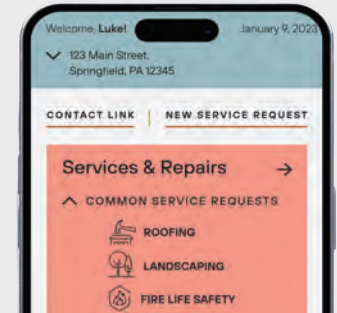


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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