



Premier North Los Angeles Location
Corporate Headquarters Environment
Exceptional High Image Facility
Private and Secured Oversized Yard



190,031 SF AVAILABLE FOR LEASE **DIVISIBLE TO 107,953 SF AND 82,078 SF**

CLASS A INDUSTRIAL FACILITY WITH EXCESS LAND

3935-3949 Heritage Oak Ct. | Simi Valley, CA 93063



**Rexford
Industrial**

NEWMARK

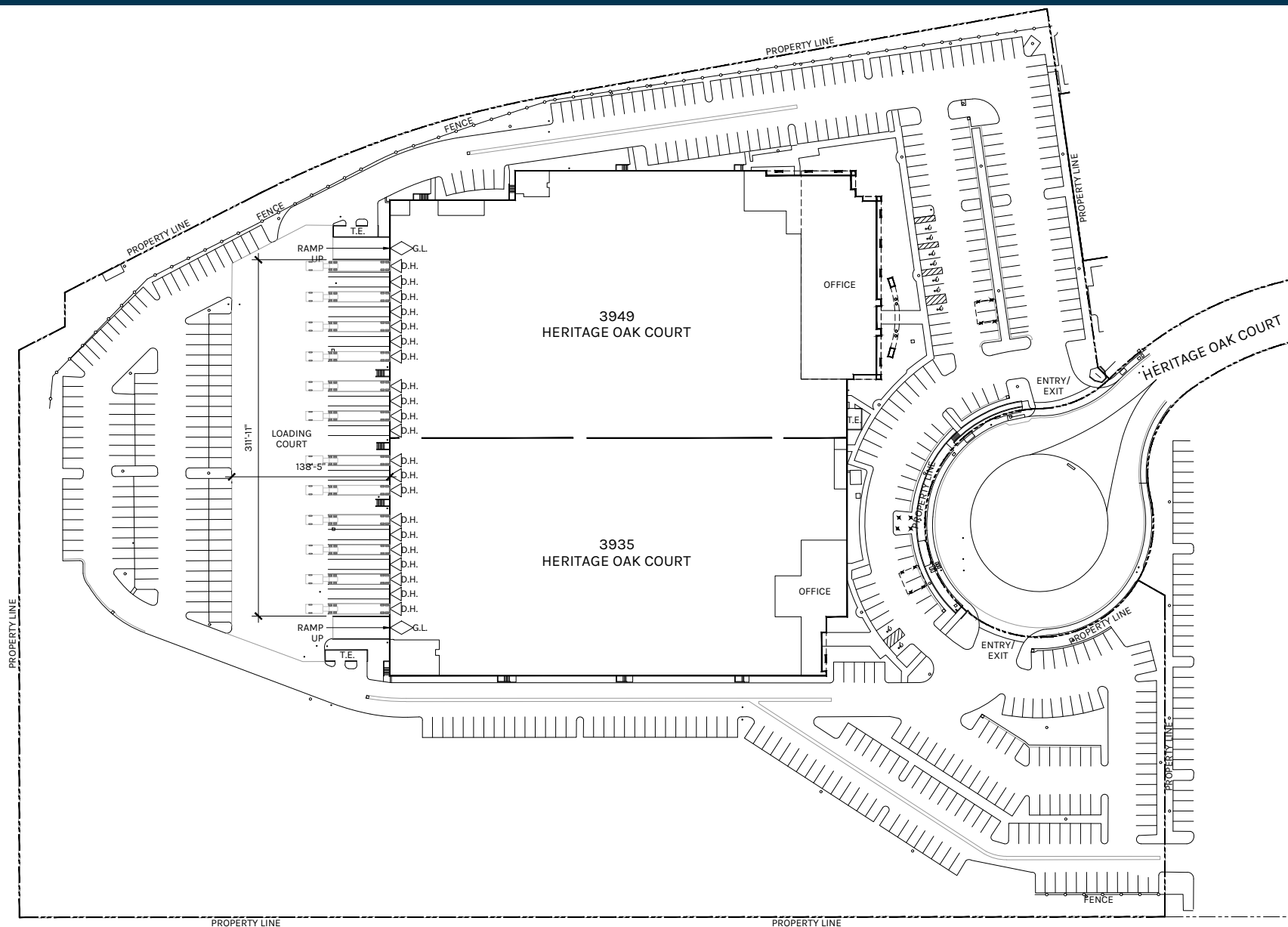


PROPERTY HIGHLIGHTS

- 190,031 SF on 14.76 Acres (642,945 SF)
- 17,724 SF First Floor and 11,891 Second Floor SF Office Space
- Private and Secure Oversized Yard
- 30-Foot Clear Height
- 21 Dock High Positions
- 2 Ground Level Doors
- 2.62/1,000 SF Parking Ratio - 498 Stalls
- Trailer Storage - up to 30 trailer stalls
- 1800 Amps, 277/480 Volts (expandable to 3000 Amps)
- 0.45/3,000 Existing Fire Sprinkler System, ESFR Capable
- LI Zoning
- Divisible to 82,078 SF and 107,953 SF
- \$1.49 NNN per Square Foot (\$0.33 psf OpEx)

Site Plan - Maximized Parking

3935-3949 Heritage Oak Ct.



WAREHOUSE
±159,911 SF

1st FLOOR OFFICE
±17,724 SF

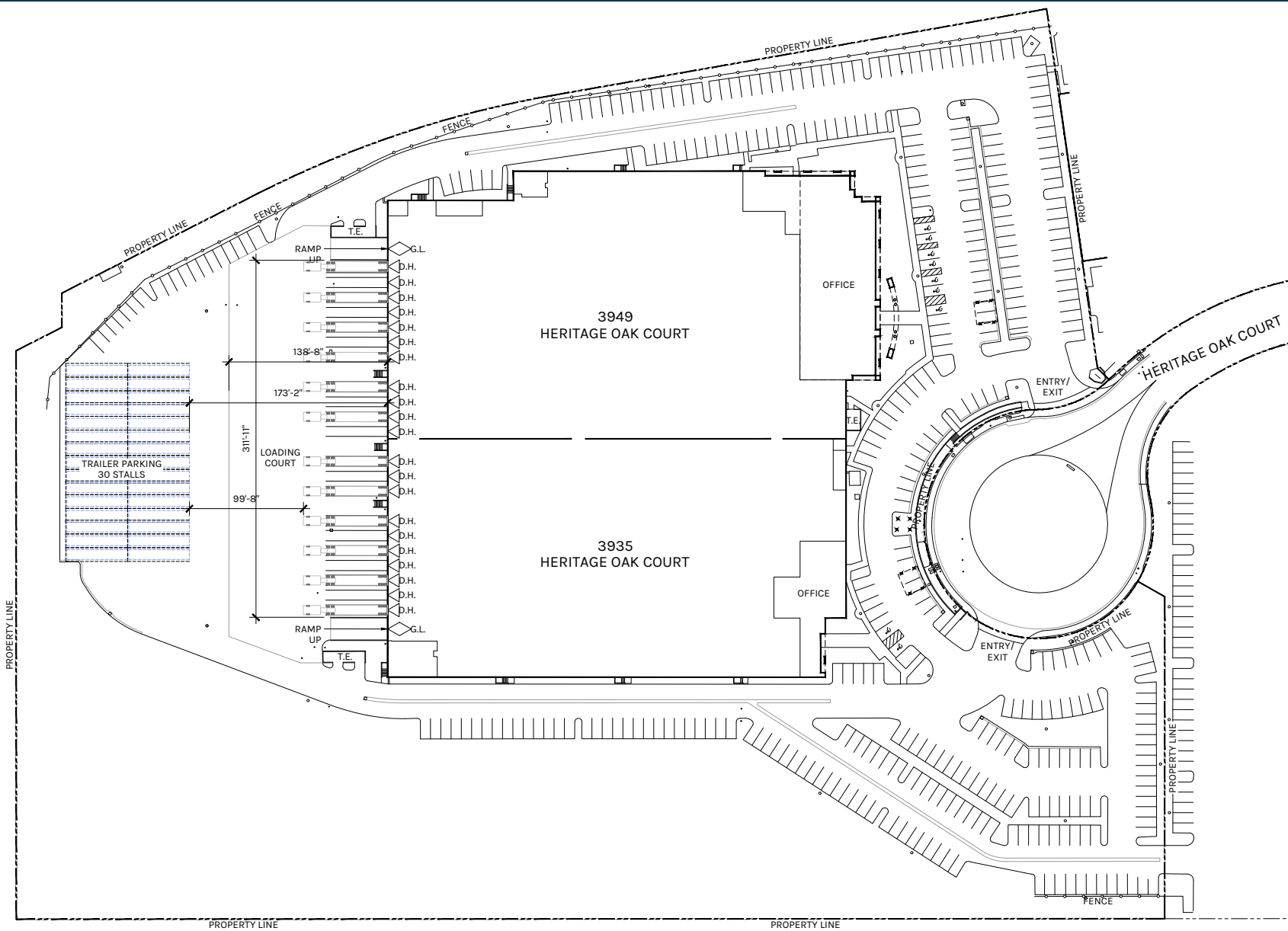
2nd FLOOR OFFICE
±11,891 SF

TOTAL
±190,031 SF
includes ±505 SF electrical room pro rata

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Site Plan - Trailer Parking

3935-3949 Heritage Oak Ct.



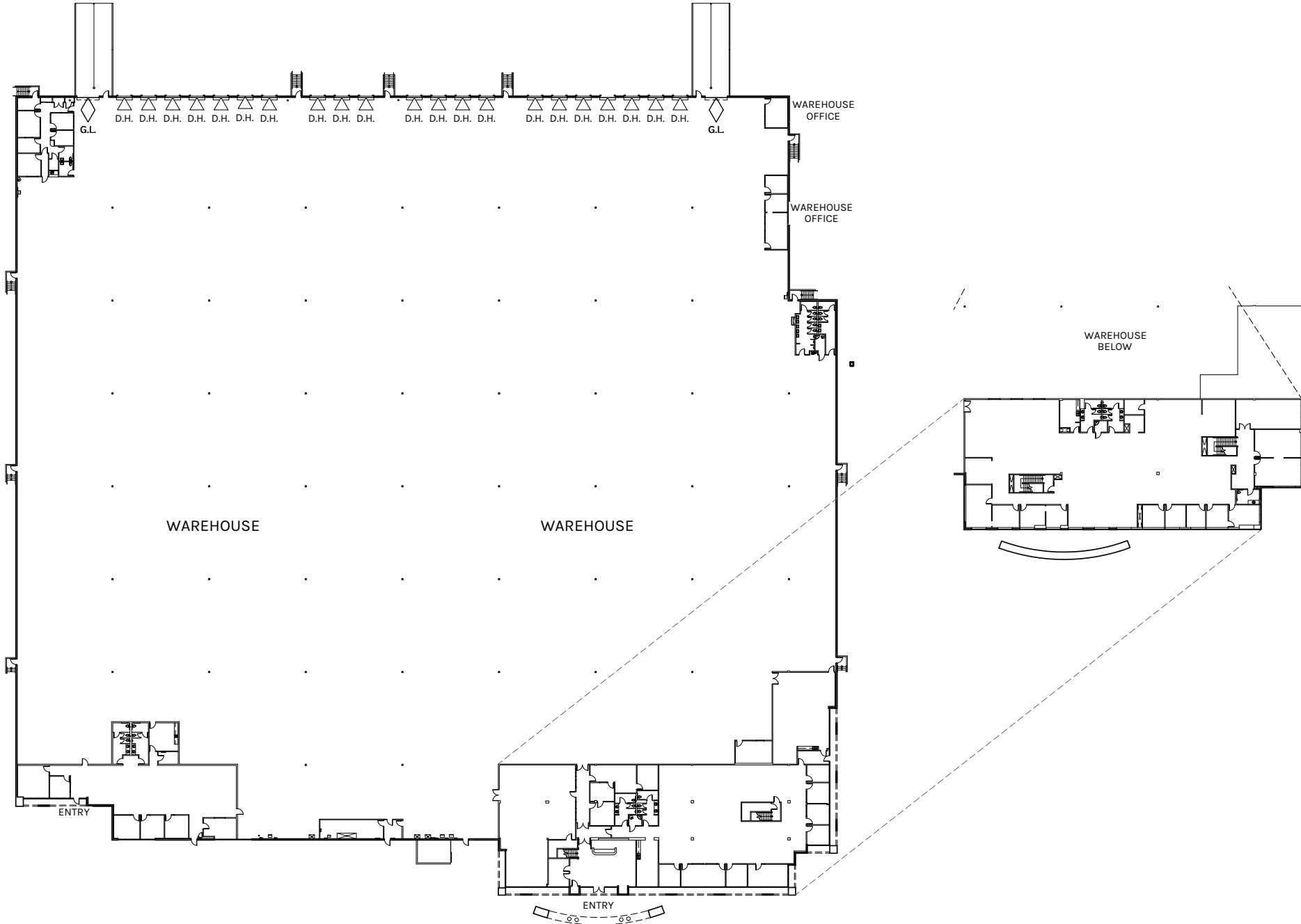
WAREHOUSE
±159,911 SF

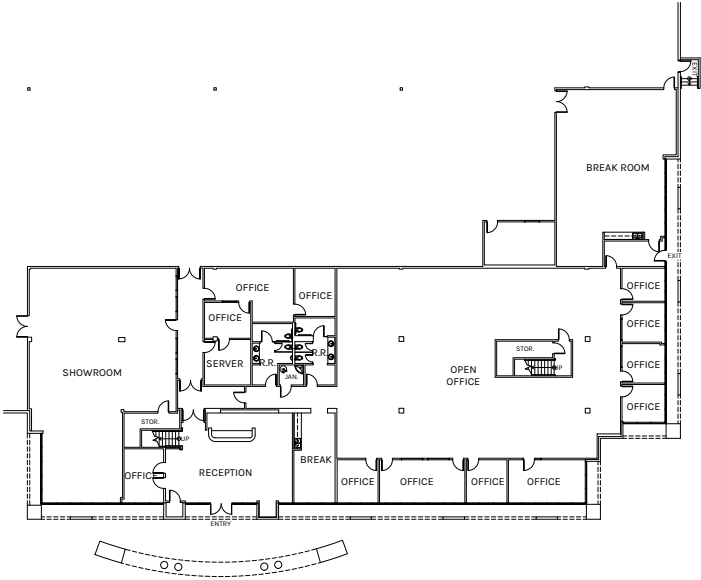
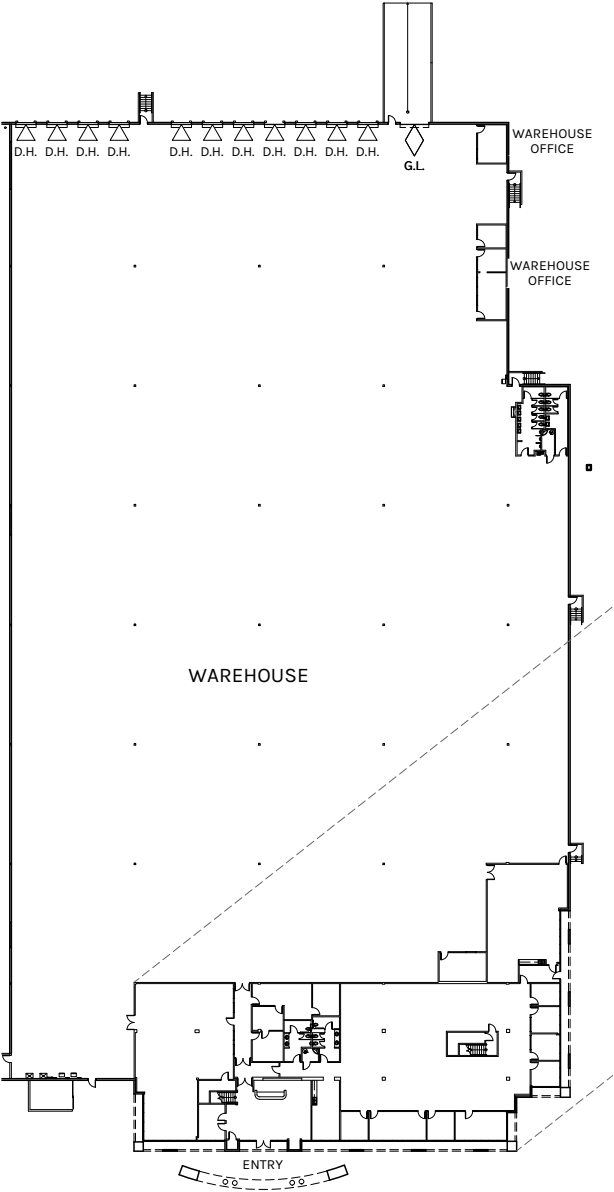
1st FLOOR OFFICE
±17,724 SF

2nd FLOOR OFFICE
±11,891 SF

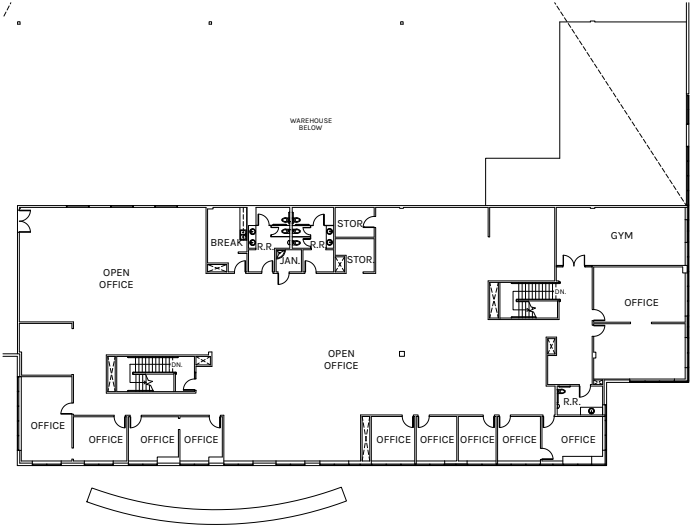
TOTAL
±190,031 SF
includes ±505 SF electrical room pro rata

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First Floor Office



Second Floor Office

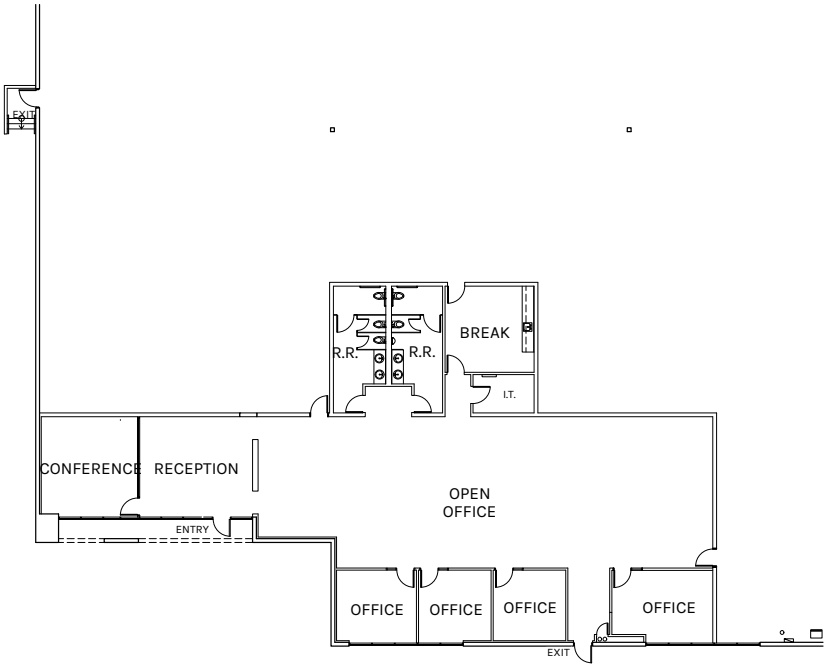
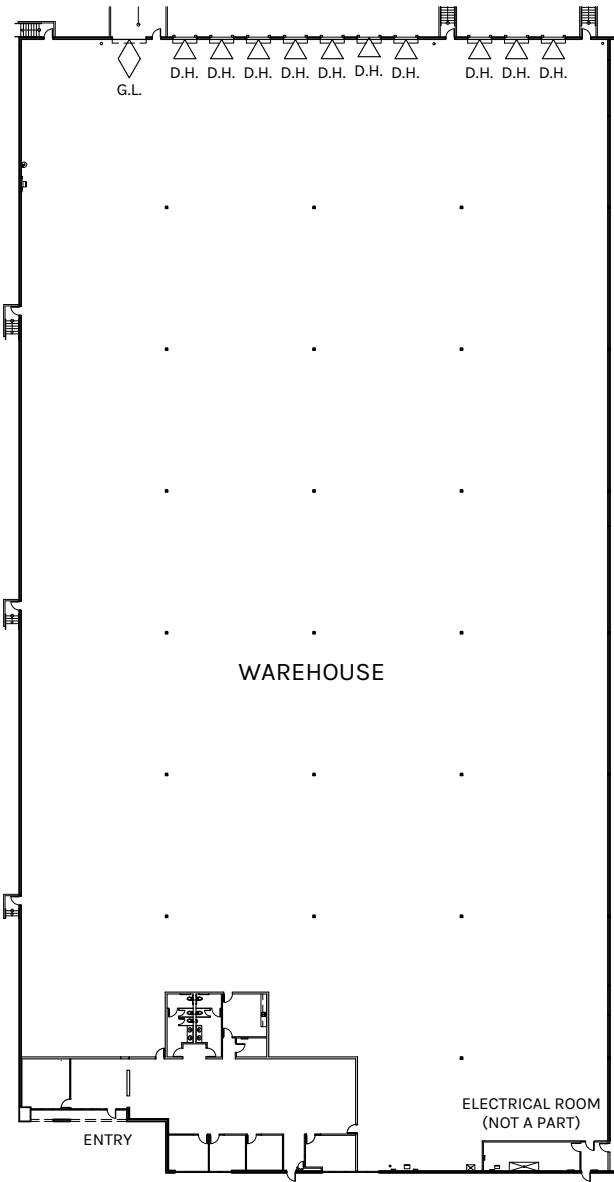
WAREHOUSE
±82,601 SF

1st FLOOR OFFICE
±13,174 SF

2nd FLOOR OFFICE
±11,891 SF

TOTAL
±107,953 SF
includes ±287 SF electrical room pro rata

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First Floor Office

WAREHOUSE
±77,310 SF

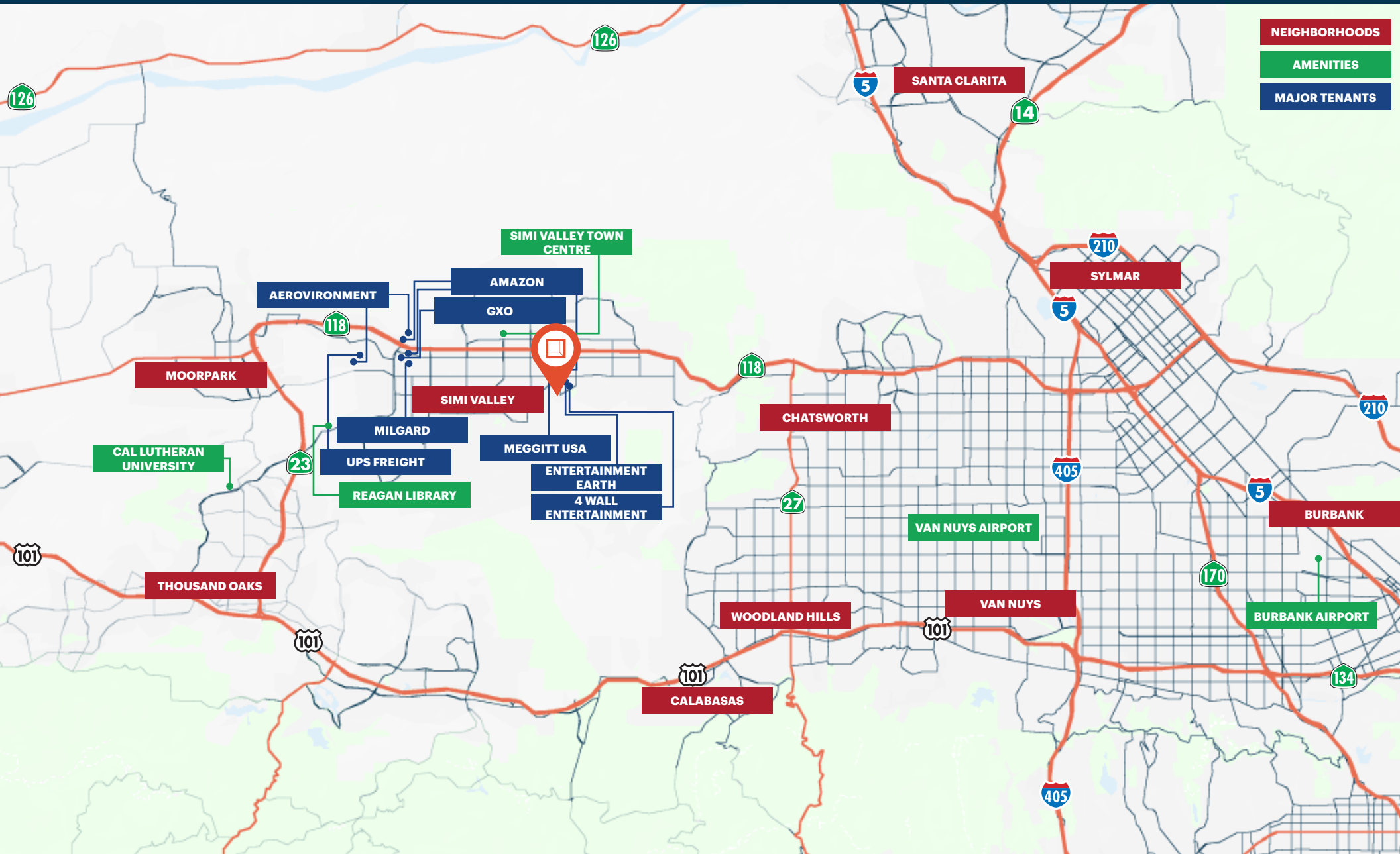
OFFICE
±4,550 SF

TOTAL
±82,078 SF
includes ±218 SF electrical room pro rata

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Property Location

3935-3949 Heritage Oak Ct.



- NEIGHBORHOODS
- AMENITIES
- MAJOR TENANTS

17.5 Miles
To Burbank
Hollywood Airport

32.1 Miles
To Downtown
Los Angeles

48.9 Miles
To Ports of Los
Angeles / Long Beach

SR-118, I-5, US-101
Immediate Access
and Close Proximity



**Rexford
Industrial**

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