

5 MONTHS FREE RENT / EARLY OCCUPANCY!

MINIMUM 5 YEAR LEASE TERM SIGNED BY JUNE 30, 2025
SUBJECT TO TENANT CREDIT & TERMS ACCEPTABLE TO LANDLORD



Free Standing Building with Tremendous Street Frontage
Newer Construction - Built in 2018
30-Ft Clear Height - 5 Dock High Doors
Central to San Fernando Valley and Ventura County



Play Property Video



56,306 SF CLASS A INDUSTRIAL FACILITY AVAILABLE FOR LEASE

INDUSTRIAL FACILITY | PREMIER SIMI VALLEY LOCATION

1998 Surveyor Ave. | Simi Valley, CA 93063



NEWMARK



Property Highlights

AVAILABLE: 56,306 SF on 2.89 acres (126,224 SF)

OFFICE: approximately 5,772 SF office space

CLEAR HEIGHT: 30-foot

DOCK HIGH LOADING: 5 dock high doors

GROUND LEVEL LOADING: 1 ground level door

PARKING: 113 parking stalls

POWER: 800 Amps, 277/480 Volts

SPRINKLERS: ESFR

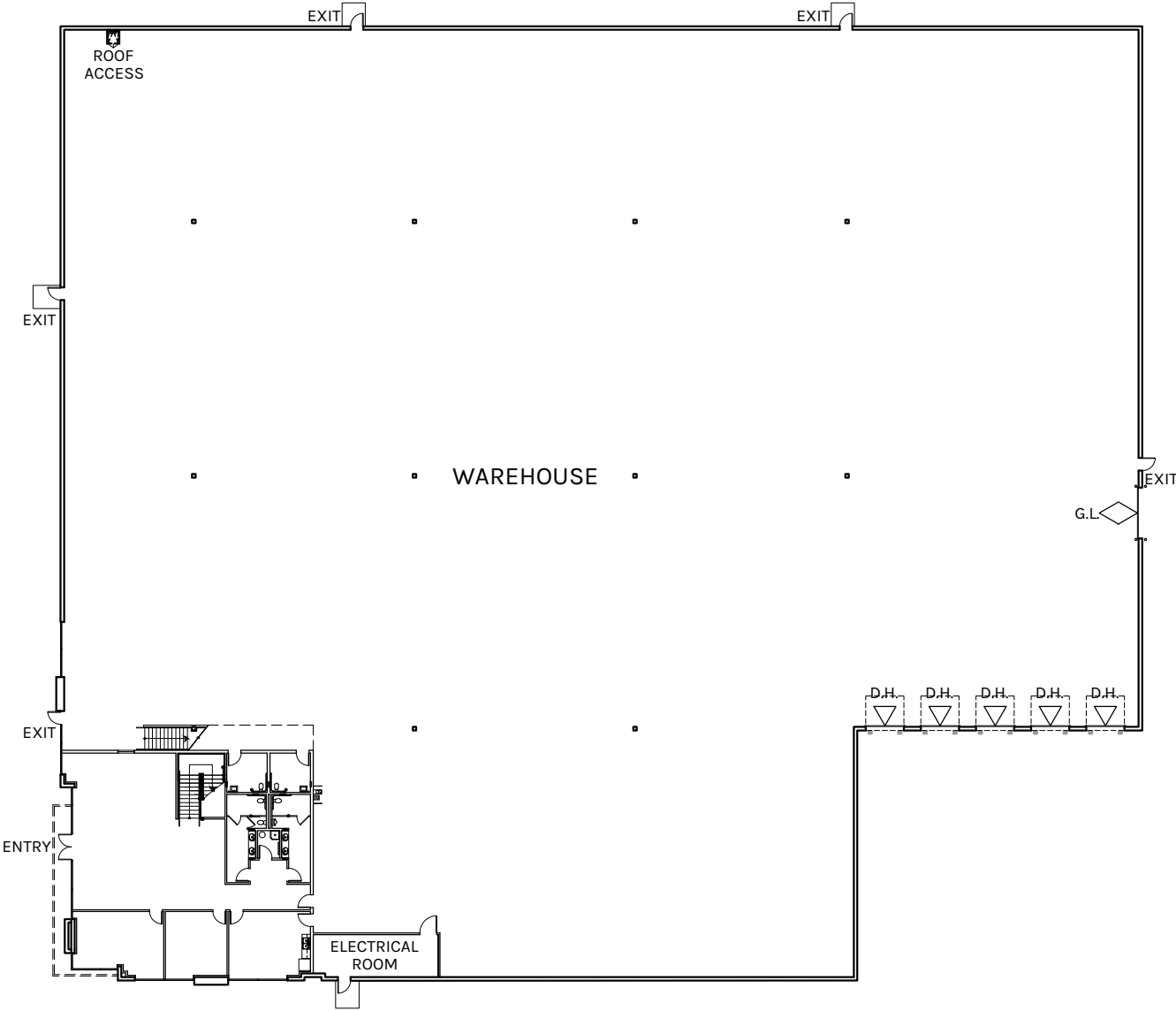
ZONING: LI

YARD: private

ASKING RATE: \$1.35 NNN per square foot

Five months free rent / early occupancy with minimum 5-year lease term signed by June 30, 2025



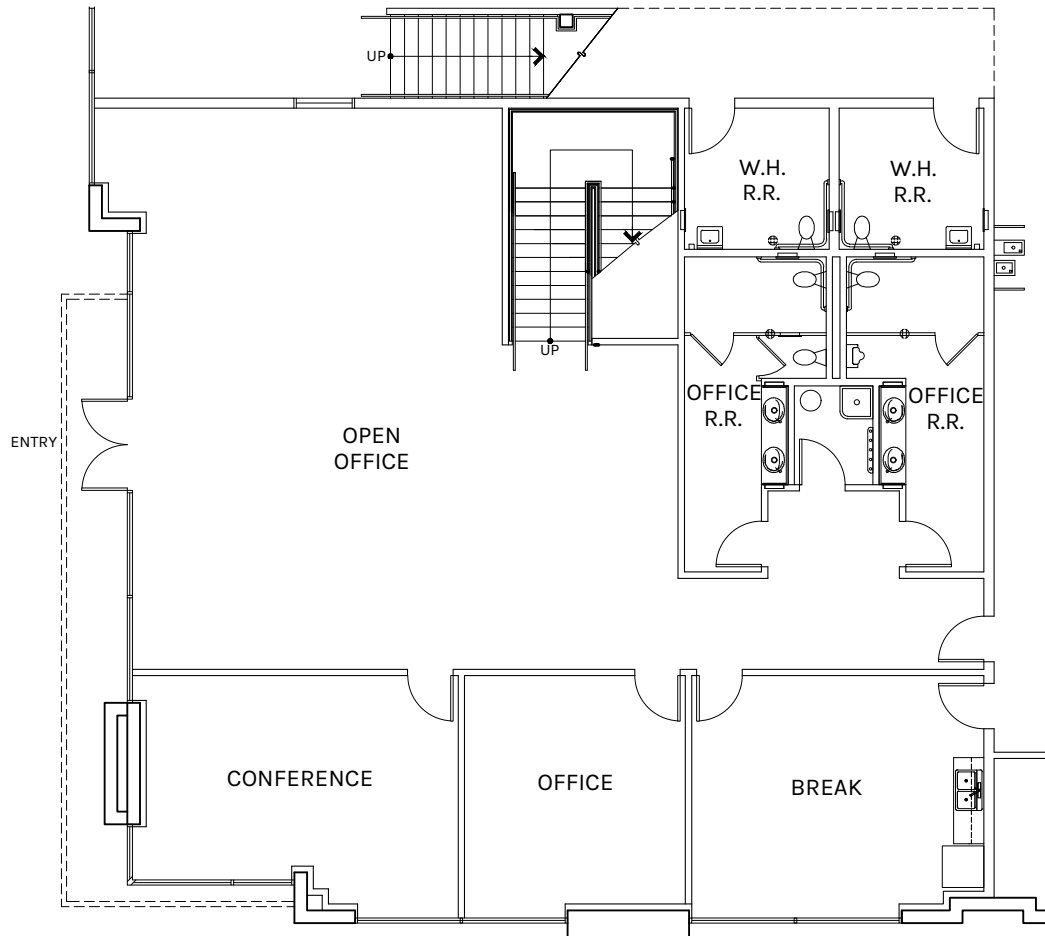


WAREHOUSE
± 50,534 SF

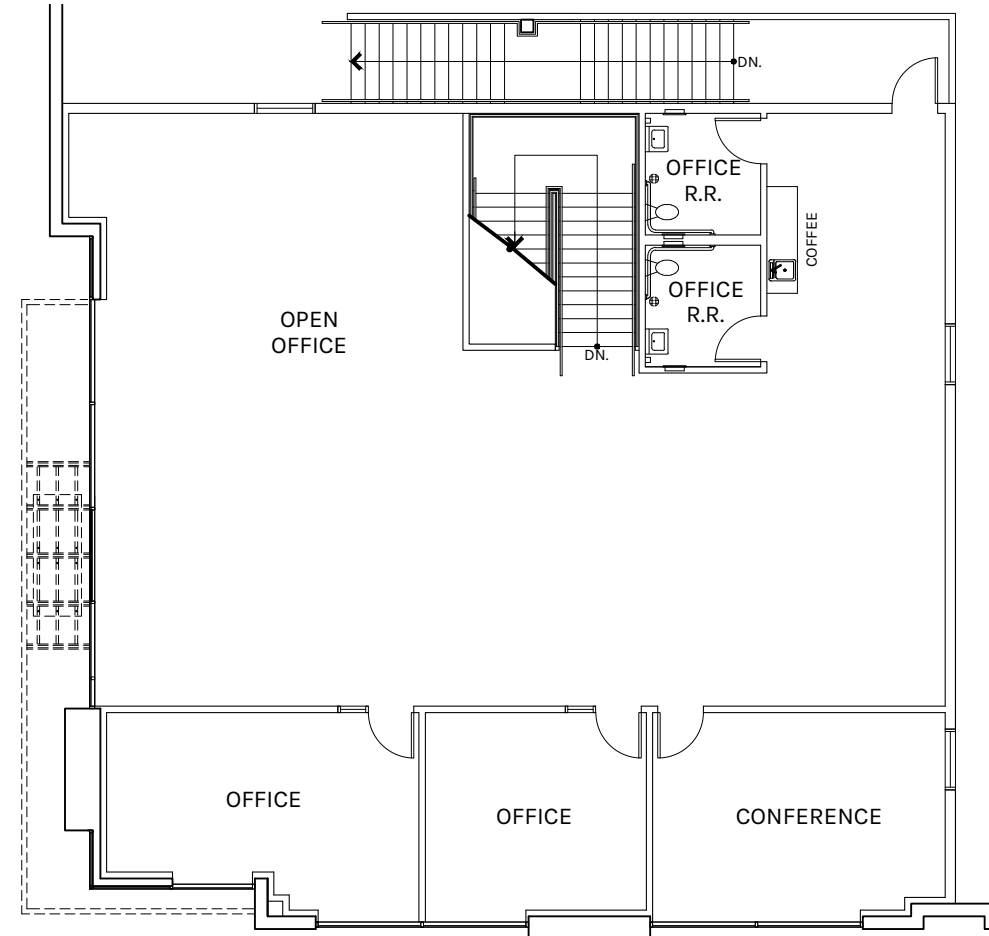
OFFICE
± 5,772 SF

TOTAL
56,306 SF

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.



Ground Floor



Mezzanine

GROUND FLOOR

± 2,856 SF

MEZZANINE

± 2,916 SF

TOTAL

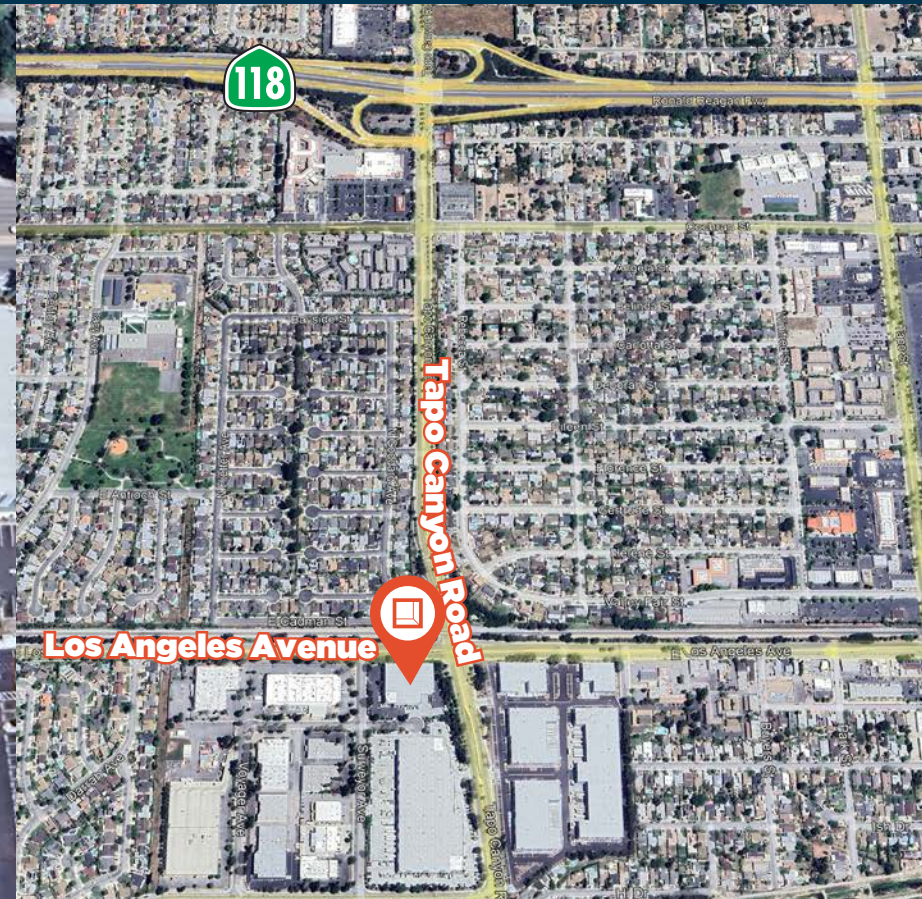
5,772 SF

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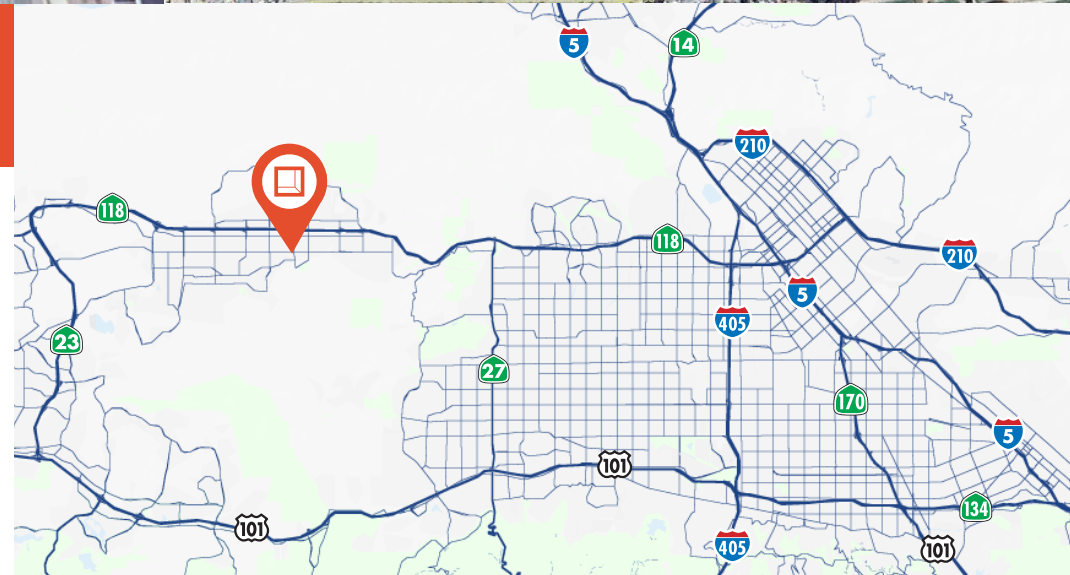
NOT TO SCALE
DATE: 08.06.19

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.



Location Highlights

- 0.7 miles to 118 Freeway via Tapo Canyon Rd.
- Great connectivity to entire Greater Los Angeles region
- Premier East Simi Valley location
- Institutionally owned and managed by Rexford Industrial





**Rexford
Industrial**

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NEWMARK