

# INDUSTRIAL BUILDING FOR SALE / FOR LEASE

FREE STANDING INDUSTRIAL FACILITY  
LOCATED IN THE CITY OF MOORPARK



**15,852 SF**

**FOR SALE**  
**\$4,359,300**  
(\$275 PSF)

**FOR LEASE**  
**\$1.15 PSF NNN**  
(Nets 22¢ PSF)

**5555 TECH CIRCLE**  
MOORPARK, CA 93021

**MIKE WAX, SIOR**

President | DRE# 01228006

Office: (805) 469-4600

Email: mike@ipa76.com

**JONATHAN WOLK**

Vice President | DRE# 01228058

Office: (805) 844-7426

Email: jwolk@flash.net

2011 Ventura Blvd  
Camarillo, CA 93010  
Office: (805) 844-1000



# BUILDING FEATURES

- Standalone Industrial Building
- Concrete Block Construction
- Corner Site in Business Park
- 5,256 SF of 2-Story Offices
- 2,468 SF Office Mezzanine
- 16.5' to 20' Clear Height
- Two Loading Doors
- Small Fenced Yard Area
- 480V Power Service
- 32 Parking Spaces
- Great Moorpark Location

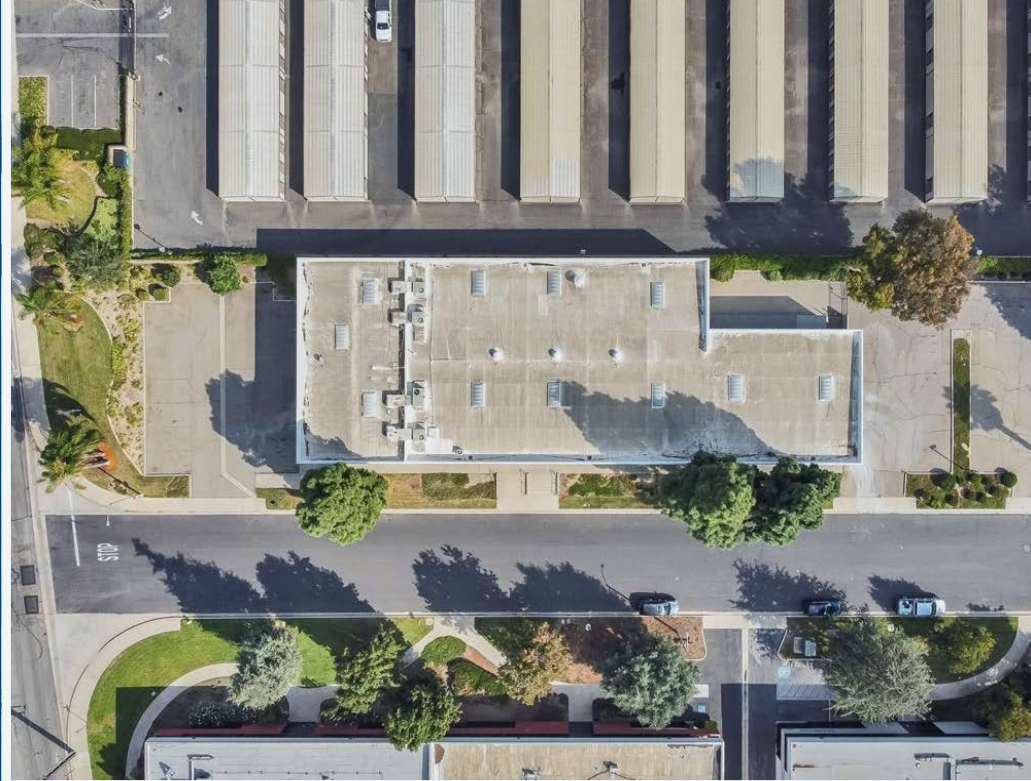


# PROPERTY DESCRIPTION

<b>Property Address</b>	5555 Tech Circle Moorpark, CA 93021
<b>Building Type</b>	Industrial
<b>Building Area</b>	Per Plans 15,852 SF
<b>Gross Land Area</b>	36,590 SF
<b>APN</b>	511-0-070-780
<b>Year Built</b>	1988

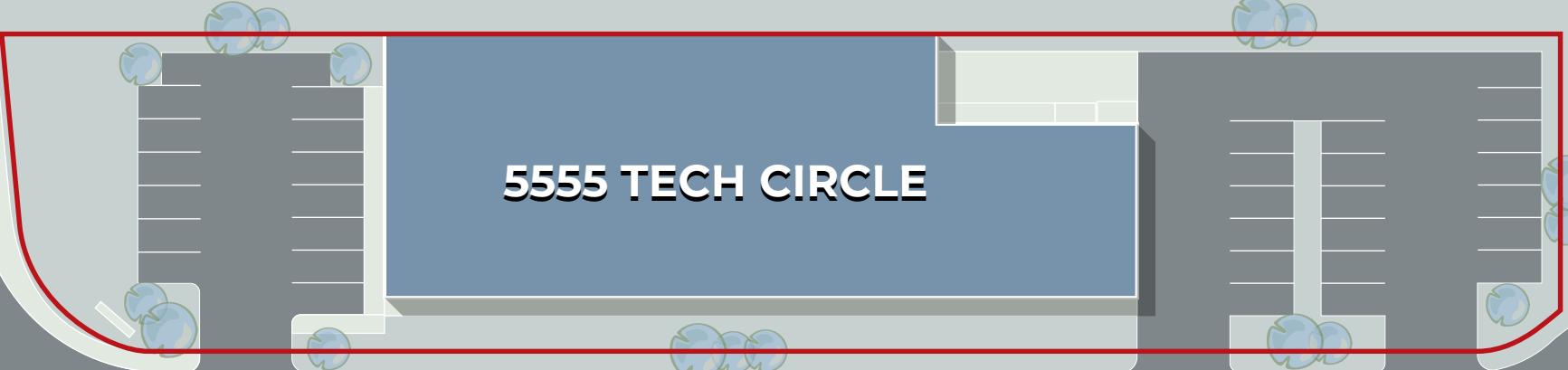
<b>Parking</b>	32 Car Parking
<b>Grade Level Doors</b>	2
<b>Clear Height</b>	16.5' to 18'
<b>Zoning</b>	M-1 City of Moorpark
<b>Construction Type</b>	Concrete Block
<b>Electric Service</b>	Southern California Edison
<b>Water</b>	Ventura County Waterworks No. 1





**SITE PLAN**

POINDEXTER AVE

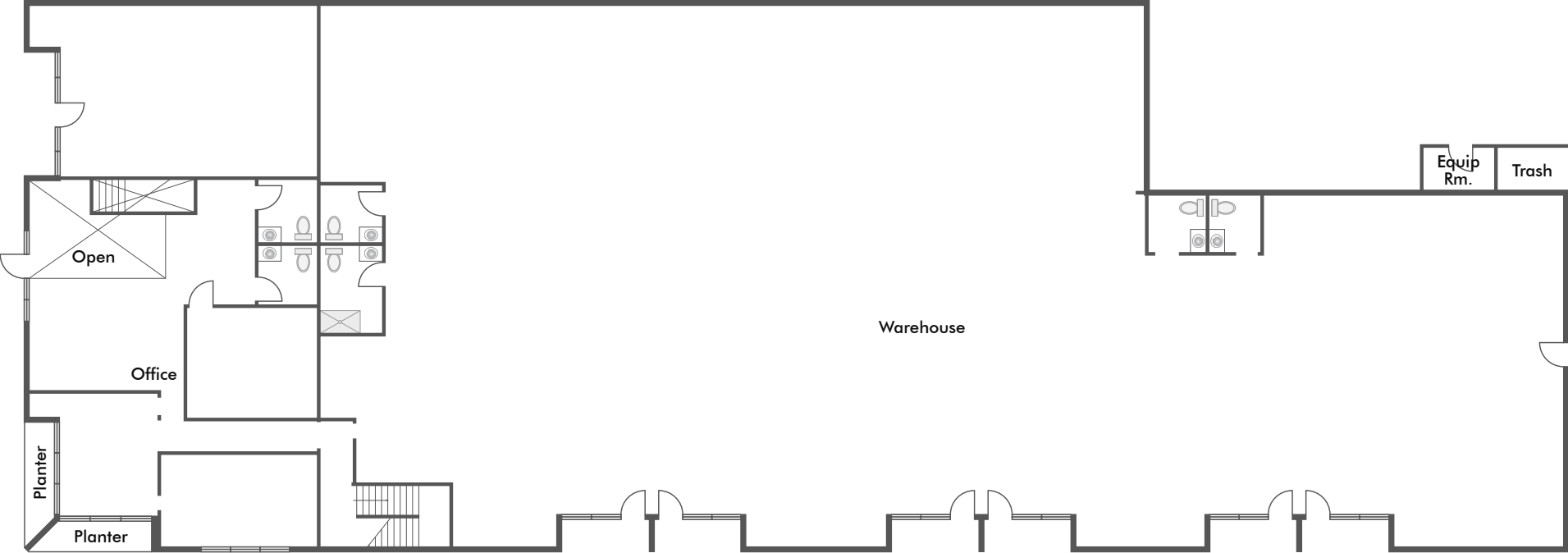


**5555 TECH CIRCLE**

TECH CIR



# FLOOR PLAN



**FIRST FLOOR**