

200 SCIENCE DRIVE
Moorpark, California

**INDUSTRIAL R&D
FOR LEASE**



MIKE TINGUS

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY INFORMATION

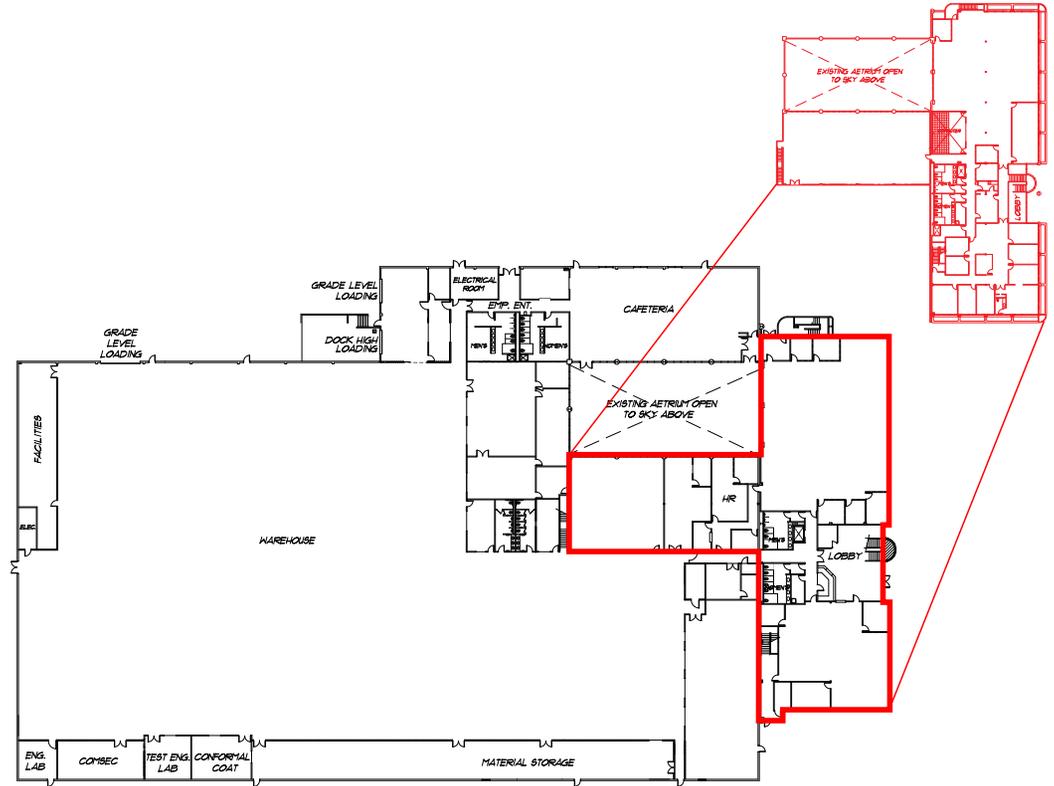
ADDRESS	200 Science Dr., Moorpark, CA 93021
BUILDING SIZE	115,538 SF
OFFICE SIZE	25,190 SF
MEZZANINE	12,290 SF
LAND	7.8 Acres
ZONING	M1
CLEAR HEIGHT	22 Feet
POWER	6,000 AMPs / 277-480v 3P4W
LOADING	1 DH/2GL
PARKING	379 Stalls (3.3/1,000)
LEASE RATE	\$1.15 PSF NNN

115,538
SQUARE FEET

22 FEET
CLEAR HEIGHT

\$1.15 PSF
LEASE RATE

\$0.20 PSF
EXPENSES



FLOOR PLAN NOT TO SCALE





IMMEDIATE
FREEWAY
ACCESS



HIGH
IMAGE



ALONG MAIN
THOROUGHFARE



HEAVY
POWER



ABUNDANT
PARKING



WALKING DISTANCE
TO RETAIL AMENITIES



SUBJECT
200 Science Drive
Moorpark, CA

- El Tapatío
- Starbucks Coffee
- Little Caesars
- McDonald's
- Rachada Thai Cuisine

- Panda Express
- Denny's
- In-N-Out Burger
- The Natural Cafe
- Del Taco

- Kohl's
- Smart & Final
- Sport Clips Haircuts
- Brick Oven
- Kiku Japanese Grill
- JJ
- Coffee
- A La Mode
- Jamba Juice
- T-Mobile

- Wood Ranch BBQ & Grill
- Lalo's Mexican Food
- 7-Eleven
- Baby's Backyard
- Jax Pizzeria
- Chevron
- UPS The UPS Store
- Subway

- Dick's Sporting Goods
- Verizon
- Bank of America
- Petco
- Leslie's Pool Supplies
- CJ's Urban Cafe

Vegiterranean Kitchen



Spring Rd



Enegren



WAREHOUSE DISCOUNT CENTER

Orbitz MATTRESS

FAIRFIELD Inn by Marriott



E Los Angeles Ave

TARGET TJ-maxx

Famous Footwear

Michaels

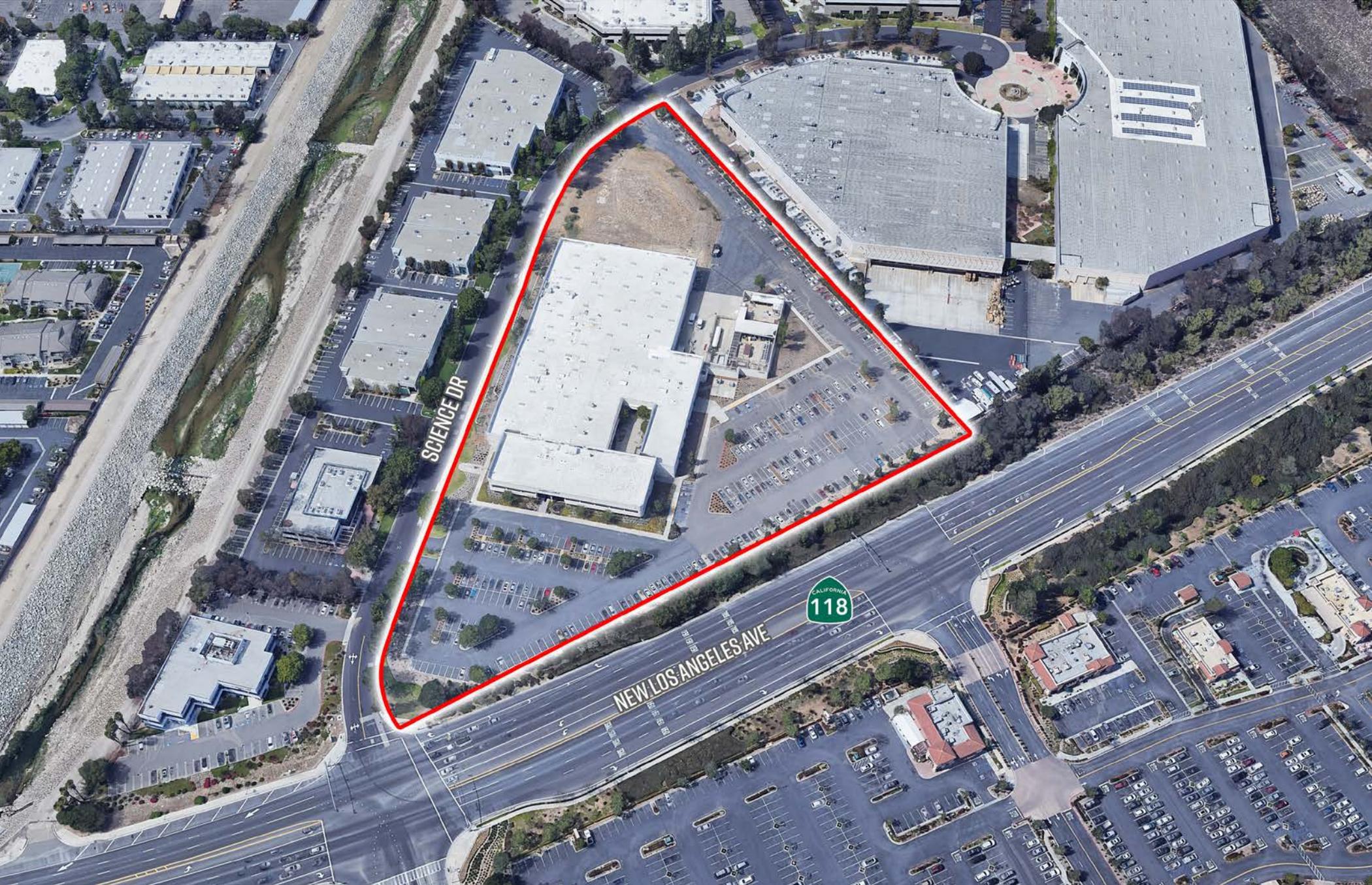
Miller Pkwy

Patriot COMMERCE CENTER

Patriot Dr



AERIAL



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