

130 W COCHRAN ST., UNIT B
Simi Valley, California

**INDUSTRIAL
FOR LEASE**



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Pictures have been modified by AI.

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	130 W Cochran St., Unit B Simi Valley, CA 93065
AVAILABLE SIZE	19,097 SF
OFFICE SIZE	2,340 SF
WAREHOUSE SIZE	16,575 SF
CLEAR HEIGHT	24 Feet
POWER	800A 480V 3P 4W
LOADING	Two (2) DH One (1) GL
PARKING	57 Stalls (3 / 1,000)
LEASE RATE	\$1.20 PSF NNN



19,097
SQUARE FEET

24 FEET
CLEAR HEIGHT

\$1.20 PSF
LEASE RATE

±\$0.213 PSF
OPEX



LA North/Ventura, Inc. - Lee & Associates®

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FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.





**EXCEPTIONAL
LOADING**



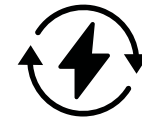
**ABUNDANT
PARKING**



**IMMEDIATE ACCESS TO
118 HIGHWAY**



**ESFR
SPRINKLERS**



**HEAVY
POWER**



**CLOSE PROXIMITY
TO RETAIL AMENITIES**



LOCATOR MAP



AMENITIES MAP



130 W Cochran St
Simi Valley, CA

COSTCO
WHOLESALE



Walmart
COURTYARD
BY MARRIOTT

BevMo!
PET SMART
BOOT BARN



Grand Vista
Hotel Simi Valley



LOWE'S
BEST BUY

iceoplex
Public Storage

Jack
in the box
Makenna
KOFFEE COMPANY
DAKE SUSHI

KIA **CHEVROLET** **Ford** **CHRYSLER**
Jeep **BUICK**
TOYOTA **NISSAN** **HONDA** **RAM** **GMC**

TARGET **CVS** pharmacy
Urbane Cafe **SUBWAY** **ARCO**
Habit **marco's**
BURGER GRILL PIZZA

STATER BROS. markets
7-Eleven **PEPBOYS** **Yogi's** **Hikari**
Fantastic Sams **76**
Enterprise **Auto Zone** **MIDAS**

HARBOR FREIGHT TOOLS
Exxon

BW Best Western

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