

# 14501 PRINCETON AVENUE

Moorpark, California

Professionally owned and managed by:



## AVAILABLE FOR LEASE

For more information please contact:

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## PROJECT HIGHLIGHTS

- STATE-OF-THE-ART R&D FACILITY
- IMMEDIATE HIGHWAY 118/23 ACCESS
- OUTSTANDING CLEAR HEIGHTS (UP TO 28')
- HEAVY POWER
- ADDITIONAL PARKING POSSIBLE
- HIGHWAY VISIBILITY
- COMPLETE REMODEL IN PROGRESS

## PROJECT SPECIFICATIONS

- AVAILABILITY ..... 49,633 SF
  - ▶ GROUND FLOOR ..... 34,634 SF
  - ▶ MEZZANINE ..... 14,999 SF
- LEASE RATE ..... \$0.89 PSF NNN
- LOADING ..... 1 GL (can add loading)
- MIN CLR HT ..... 24 Feet+
- POWER ..... 1,000A 277-480V
- ZONING ..... M2
- YEAR BUILT ..... 1986
- PARKING ..... 2.5/1,000+

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LA North/Ventura, Inc.  
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COMMERCIAL REAL ESTATE SERVICES

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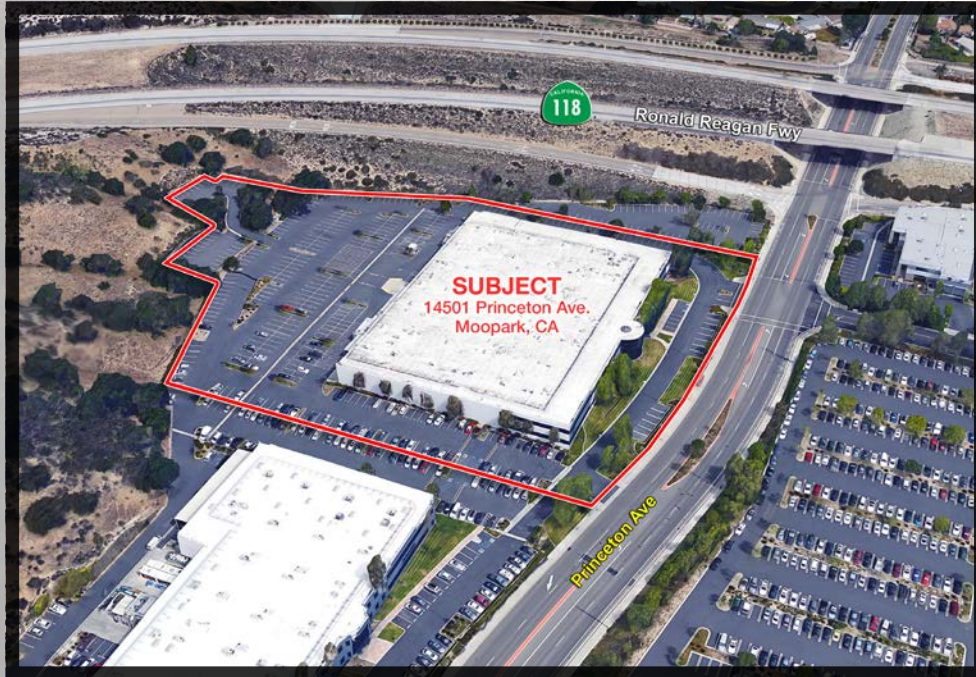
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## MAPS



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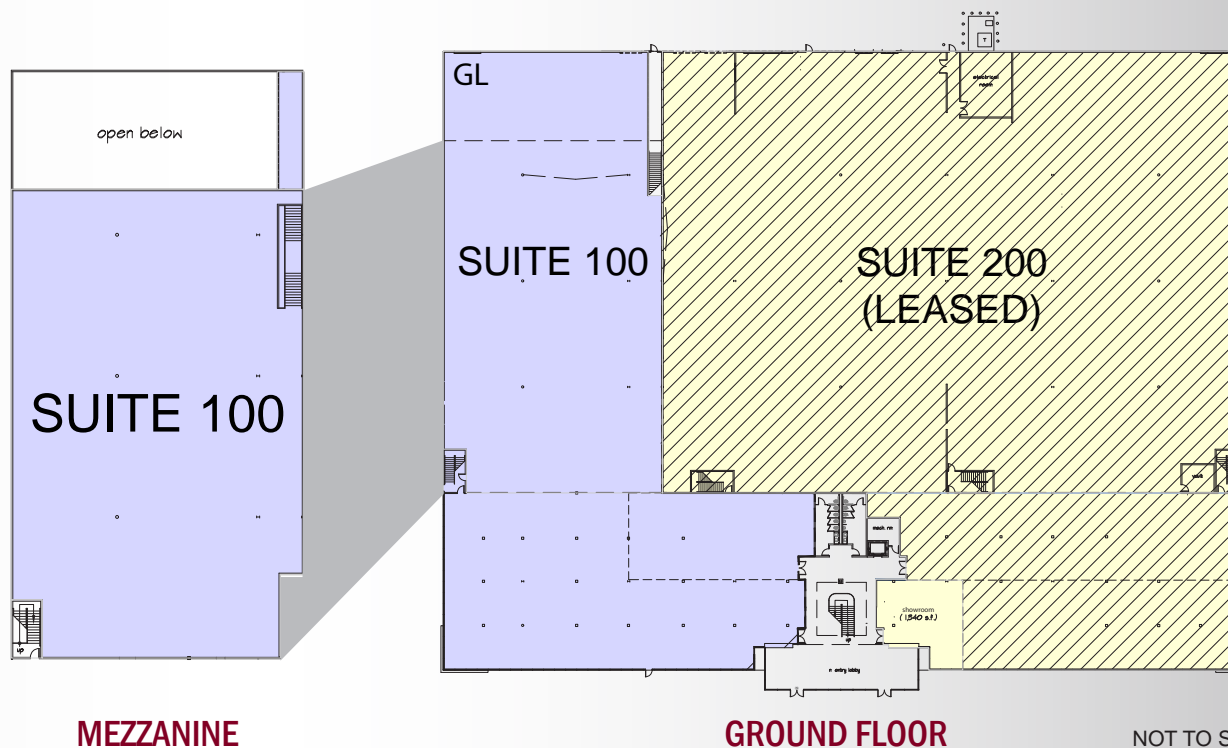
## DEMISING PLANS

OPTION A	SUITE 100	OPTION B
49,633 SF	<b>SUITE SIZE</b>	34,534 SF
34,634 SF	<b>OFFICE / R&amp;D</b>	±3,500 SF
14,999 SF	<b>MEZZANINE</b>	None
1 GL	<b>LOADING*</b>	1 GL
±1,000 Amps	<b>POWER</b>	±1,000 Amps
±120 Stalls (2.5/1000)	<b>PARKING</b>	±120 Stalls (2.5/1000)

\*Loading may vary based on tenant's requirements

## SUITE HIGHLIGHTS

- Additional Loading Possible
- Office Can Be Built To Suit
- Heavy Power
- 100% HVAC Possible
- Parking Ratio Up To 4/1,000 Achievable
- Mezzanine Can Be Removed
- Ideal Engineering Space



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**2Q 2018 REMODEL PHOTOS**



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## AMENITIES AERIAL

