

FOR SALE OR LEASE

5397 N COMMERCE AVE, MOORPARK, CA 93021

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\$7,000,000

ASKING PRICE



\$225

PRICE PER SF

THE OFFERING

Northmarq is pleased to present a premier industrial investment opportunity at 5397 N Commerce Ave in Moorpark, CA. This versatile facility is available for sale or lease, offering an immediate “plug and play” solution for owner-users or investors looking to establish a presence in one of Southern California’s most resilient technical hubs. Situated on a prominent corner parcel, the property benefits from superior visibility and dual-street exposure. The facility features a strategic mix of 23,653 square feet of high-power warehouse space and 7,402 square feet of professional office build-out on a generous 1.68 acre lot. Delivered vacant, the recently renovated asset presents a rare turnkey opportunity for a wide range of industrial users.



Immediate Owner-User Occupancy



Acquisition Below Replacement Cost



Heavy Industrial Infrastructure



Comprehensive 2026 Capital Improvements



Exceptional Parking Capacity & Outdoor Utility

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