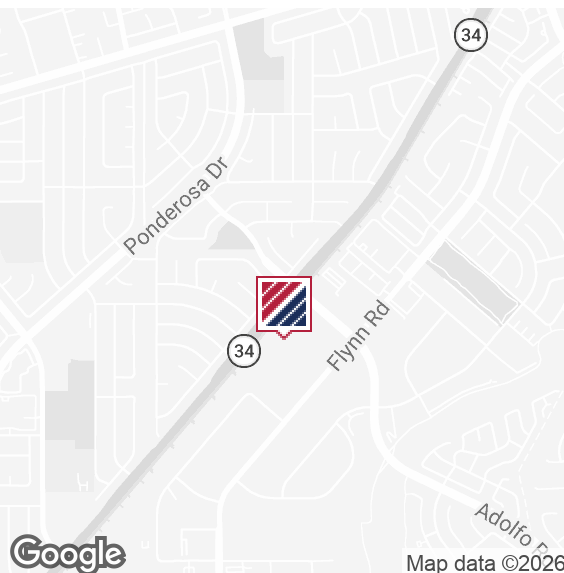




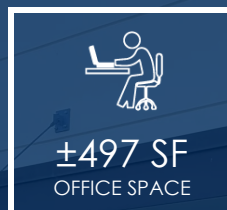
1227

FLYNN RD, UNIT 302
CAMARILLO | CA



FOR SALE

CLEAN INDUSTRIAL CONDO



PROPERTY HIGHLIGHTS

- ±1,536 SF Unit Size
- ±497 SF Office
- 16'6" - 19' Clear Height
- 1 (12' X 14') Ground Level Door / No Truck High
- 250 Amps, 120/208 Volts, 3 Phase Power
- *Notes: Switch Panel States 250 Amps. Interested Parties Are Required to Independently Verify All Aspects of Property Physical and Otherwise.

FOR MORE INFORMATION PLEASE CONTACT:

BRAM WHITE | SIOR
EXECUTIVE VICE PRESIDENT
P: 805.320.1000

bram.white@daumcommercial.com
CADRE #00356063

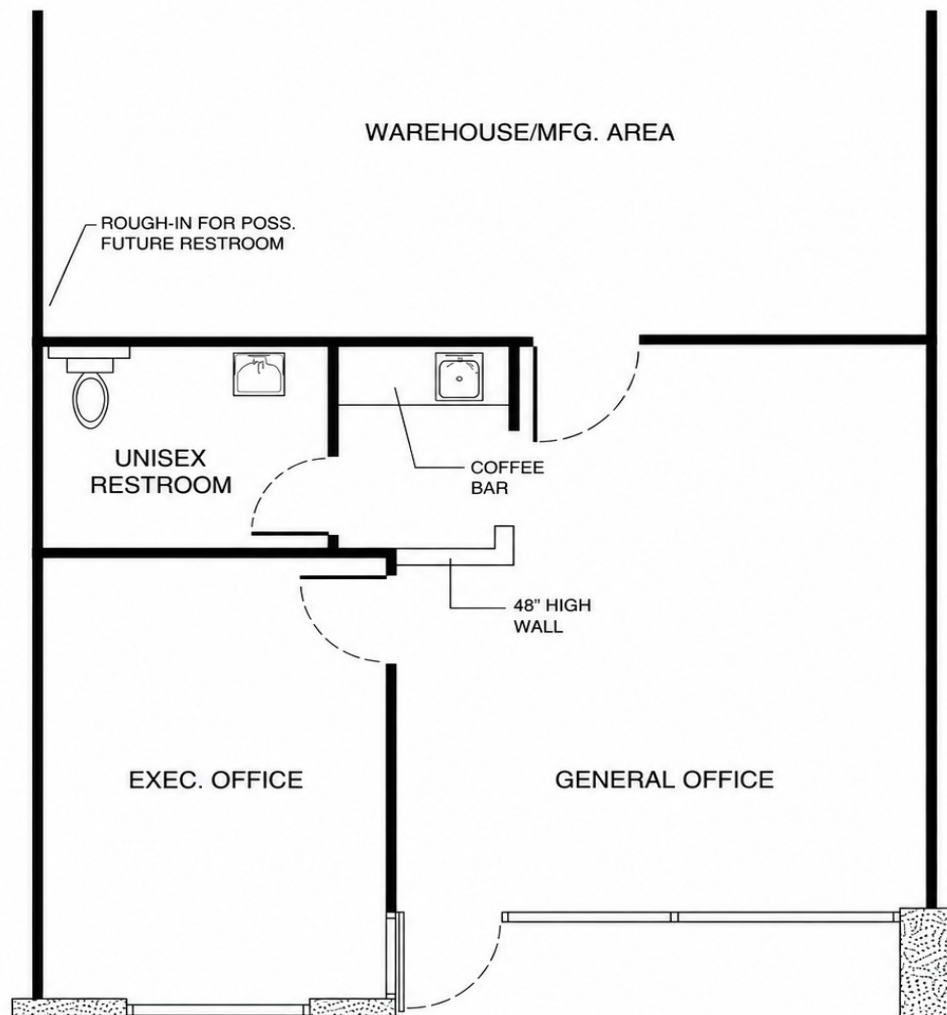
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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FLYNN RD, UNIT 302
CAMARILLO | CA

FOR SALE
CLEAN INDUSTRIAL CONDO



*NOT TO SCALE

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FLYNN RD, UNIT 302
CAMARILLO | CA

FOR SALE
CLEAN INDUSTRIAL CONDO

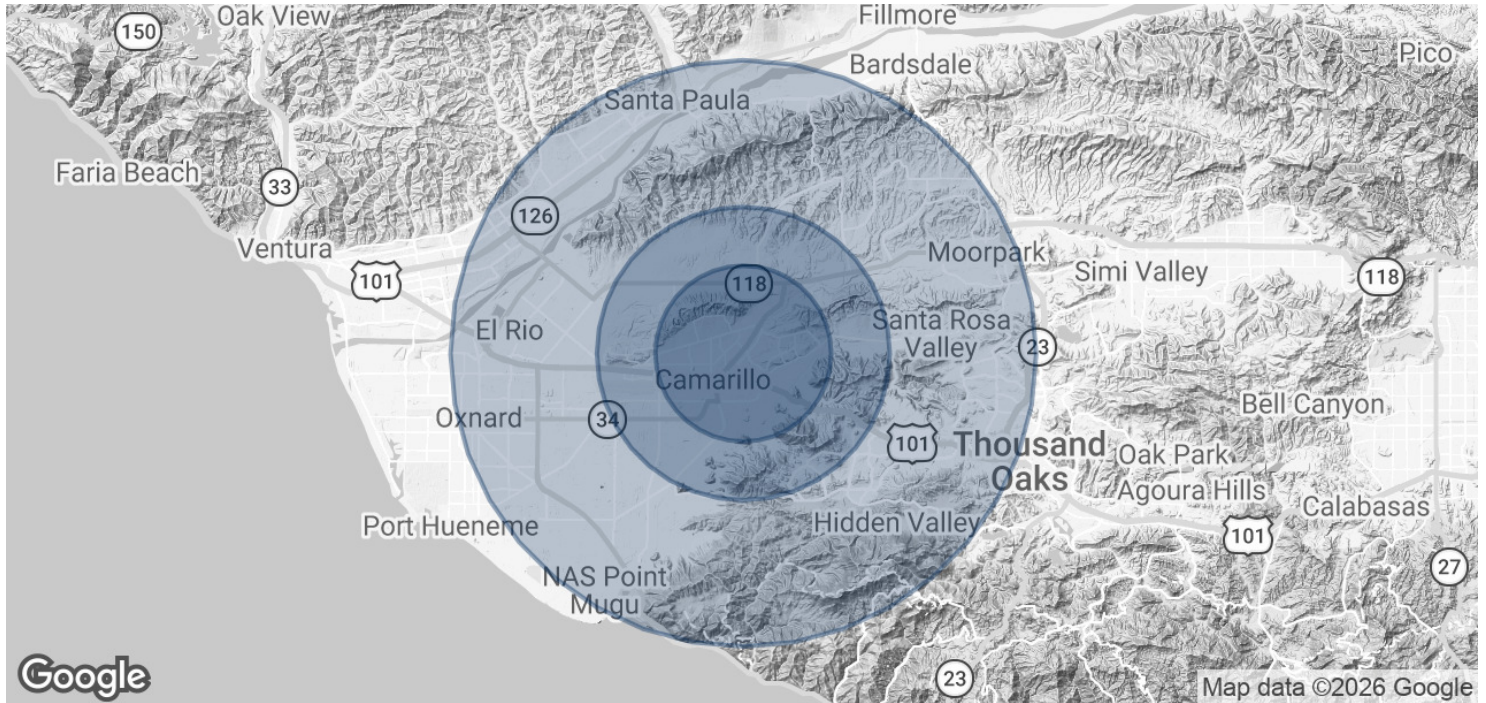


**TRUCKING AREA PAVED WITH
CONCRETE, NOT ASPHALT**

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DAUM
COMMERCIAL REAL ESTATE SERVICES

1227

FLYNN RD, UNIT 302
CAMARILLO | CA**FOR SALE**
CLEAN INDUSTRIAL CONDO

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	66,476	90,091	400,762
Median age	42.6	42.9	39.4
Median age (Male)	40.7	40.3	38.3
Median age (Female)	45.4	45.5	40.4

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISANCE FROM PROPERTY
N Lewis RD	Adolfo Rd NE	17,468	2025	0.07 Mi
Adolfo Rd	N Adolfo Rd NW	17,698	2025	0.12 Mi
Flynn Rd	Adolfo Rd NE	11,584	2025	0.14 Mi

*Traffic Count data derived from CoStar

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