



94 W Cochran Street, Unit B
Simi Valley, CA 93065

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Summary



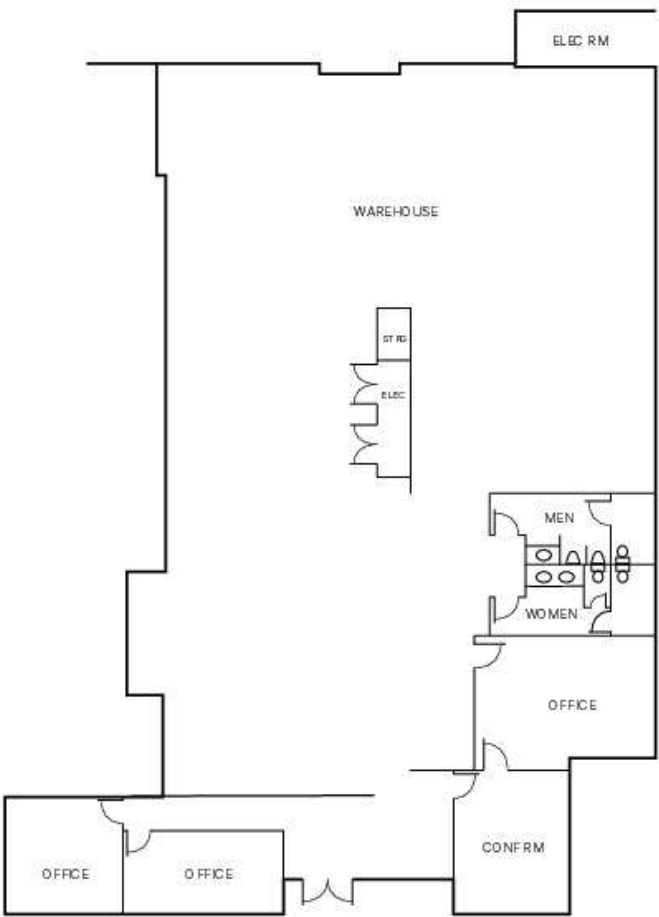
Property Highlights

- The floor plan provides a professional glass-lined office area, a welcoming lobby, an executive conference room, a dedicated break room/kitchen, and two multi-stalled restrooms.
- Features a large ground-level roll-up loading door, energy-efficient new LED lighting, and an approximate 16-foot clear height.
- Equipped with 400 Amps of power (277/480V) and robust HVAC capacity capable of cooling the entire footprint, including the warehouse area.
- The property will be delivered entirely vacant at the close of escrow, accommodating immediate owner-user occupancy or aggressive investment leasing strategies.
- Positioned right off the 118 Freeway at Madera Road, ensuring swift transit links across Ventura County, the San Fernando Valley, and broader Los Angeles.
- Located in a professionally managed campus featuring excellent parking, strict CC&Rs, and an attractive, corporate-image landscape design.

Offering Summary

Sale Price:	\$2,400,000
Building Size:	+/- 6,900 SF

Additional Photos

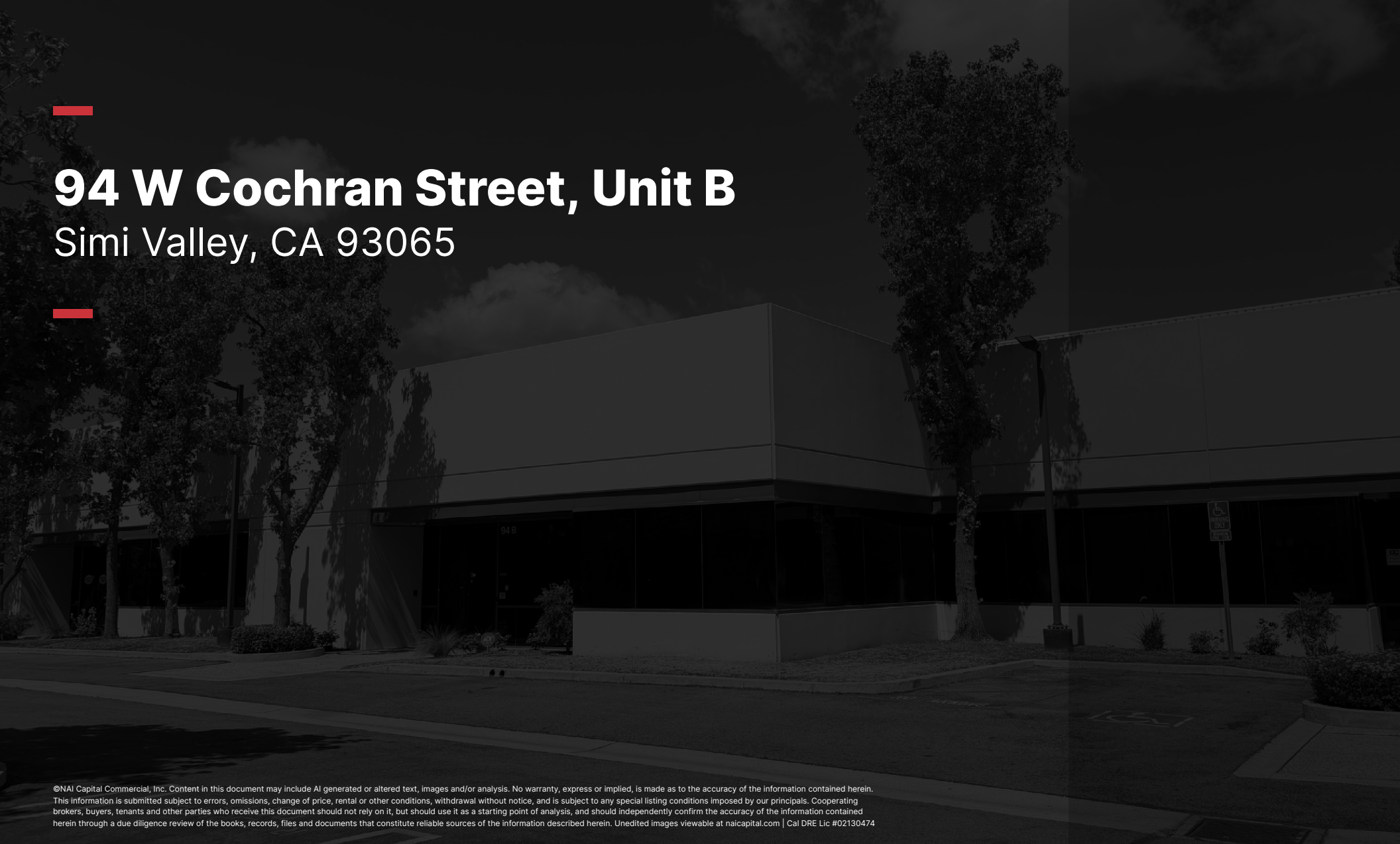


Aerial Photo



Aerial Map





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