

500,502 SF Six-Building Industrial
Complex On 35.6 Acres

NEC MADERA ROAD & EASY STREET | SIMI VALLEY, CA



Watch
Project
Video

EASY STREET

Industrial Center

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PROPERTY OVERVIEW

Located in Simi Valley, Easy Street Industrial Center is a unique North Los Angeles market opportunity to lease or purchase brand new, modern industrial buildings; remaining options include **46,305 SF** and **65,003 SF** buildings, as well as industrial condominiums ranging from **3,887 SF to 12,951 SF**. Construction is now complete at the six-building industrial campus.



Easy Street Industrial Center offers immediate proximity to the San Fernando Valley and is central to the North Los Angeles region and beyond. With easy access to the Burbank Airport, Port of Hueneme, UPS, FedEx and Amazon, Easy Street Industrial Center is a highly coveted location. The City of Simi Valley is extremely business-friendly, amenity-rich and consistently ranked one of the safest cities in America.



PROJECT DETAILS



BRAND NEW CLASS A
DEVELOPMENT



IMMEDIATE ACCESS TO 118
FREEWAY



ESFR SPRINKLERS



32' MINIMUM CLEAR HEIGHT
(24' MINIMUM CLEAR HEIGHT FOR
BUILDING 4)



1 DOCK HIGH DOOR PER
8,000 SF

Designed to meet the modern demands of a wide range of uses
from 3,887 SF to 65,003 SF

Prominent visibility from Madera Road and Easy Street

Large truck courts

Amenity rich area

High image window lined office space

Heavy power

PROJECT COMPLETION PHOTOS

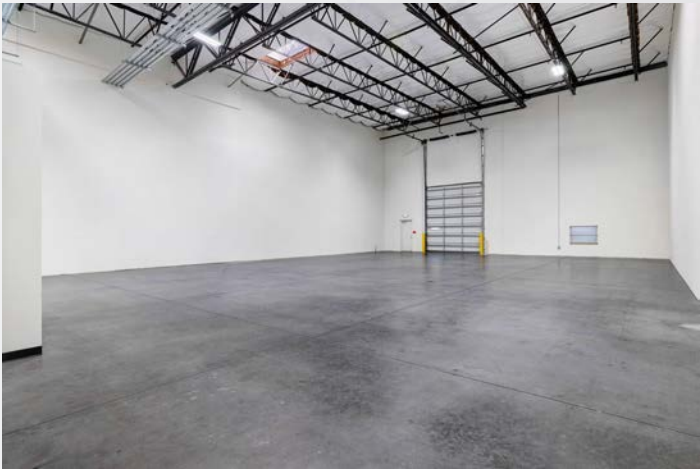
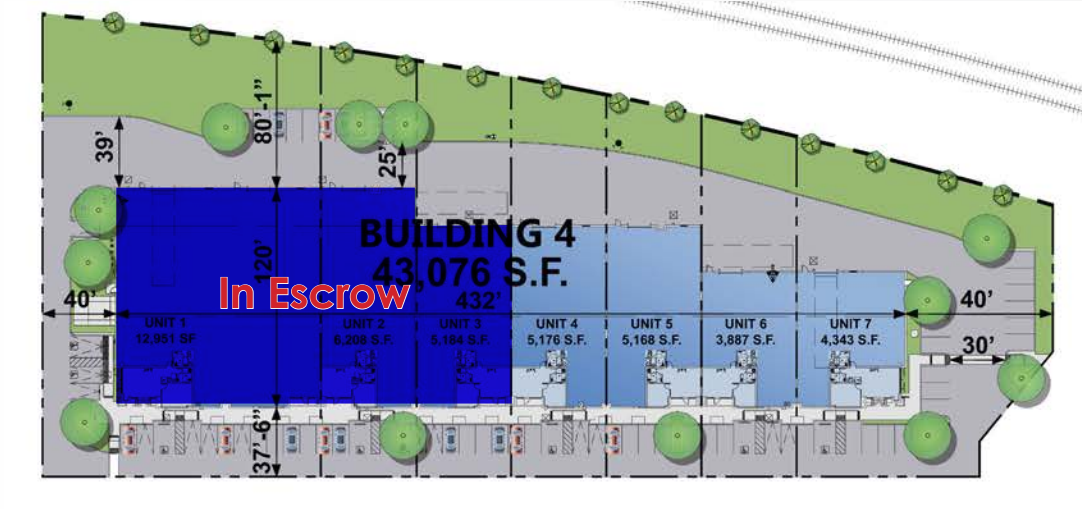


2400 HOOK DR. (BUILDING 3)



Total Building Size	65,003 SF
Minimum Divisible SF	35,000 SF
Land Size / Coverage	POL
Clear Height	32'
Dock High Loading	7
Ground Level Loading	2
Total Office Space	2,959 SF
Office Mezzanine	1,459 SF
Power	2000 Amps 277/480 Volts
Sprinklers	ESFR
Parking	144
Monthly Lease Rate	\$1.45 NNN psf \$0.252 psf OpEx
Asking Sale Price	TBD

2408 HOOK DR. (BUILDING 4)



Total Building Size	43,076 SF 7 units	Dock High Loading	0	Power	2000 Amps 277/480 Volts
Minimum Divisible SF	3,887 SF	Ground Level Loading	8	Sprinklers	ESFR
Land Size / Coverage	POL	Total Office Space	4,000 SF total avg. 500 SF / unit	Parking	64
Clear Height	24'	Office Mezzanine	0 SF	Asking Sale Price	TBD

2416 HOOK DR. (BUILDING 5)



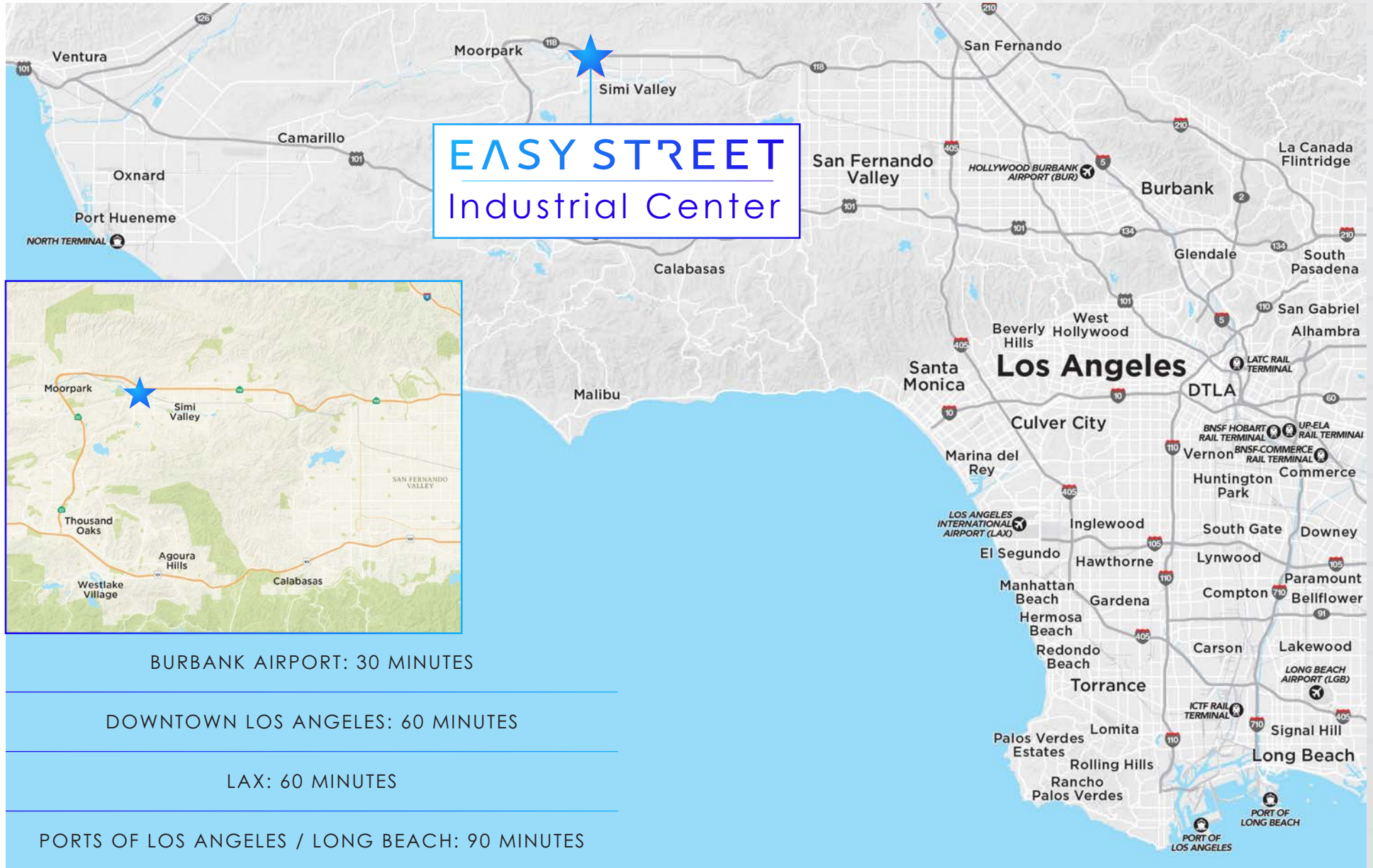
Total Building Size	46,305 SF
Minimum Divisible SF	46,305 SF
Land Size / Coverage	POL
Clear Height	32'
Dock High Loading	5
Ground Level Loading	1
Total Office Space	3,965 SF
Office Mezzanine	1,965 SF
Power	800 Amps 277/480 Volts
Sprinklers	ESFR
Parking	95
Monthly Lease Rate	\$1.45 NNN psf \$0.266 psf OpEx
Asking Sale Price	TBD

2424 HOOK DR. (BUILDING 6)



Total Building Size	26,118 SF
Minimum Divisible SF	26,118 SF
Land Size / Coverage	POL
Clear Height	32'
Dock High Loading	4
Ground Level Loading	1
Total Office Space	2,500 SF
Office Mezzanine	0 SF
Power	800 Amps 277/480 Volts
Sprinklers	ESFR
Parking	62
Monthly Lease Rate	TBD
Asking Sale Price	TBD

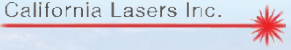
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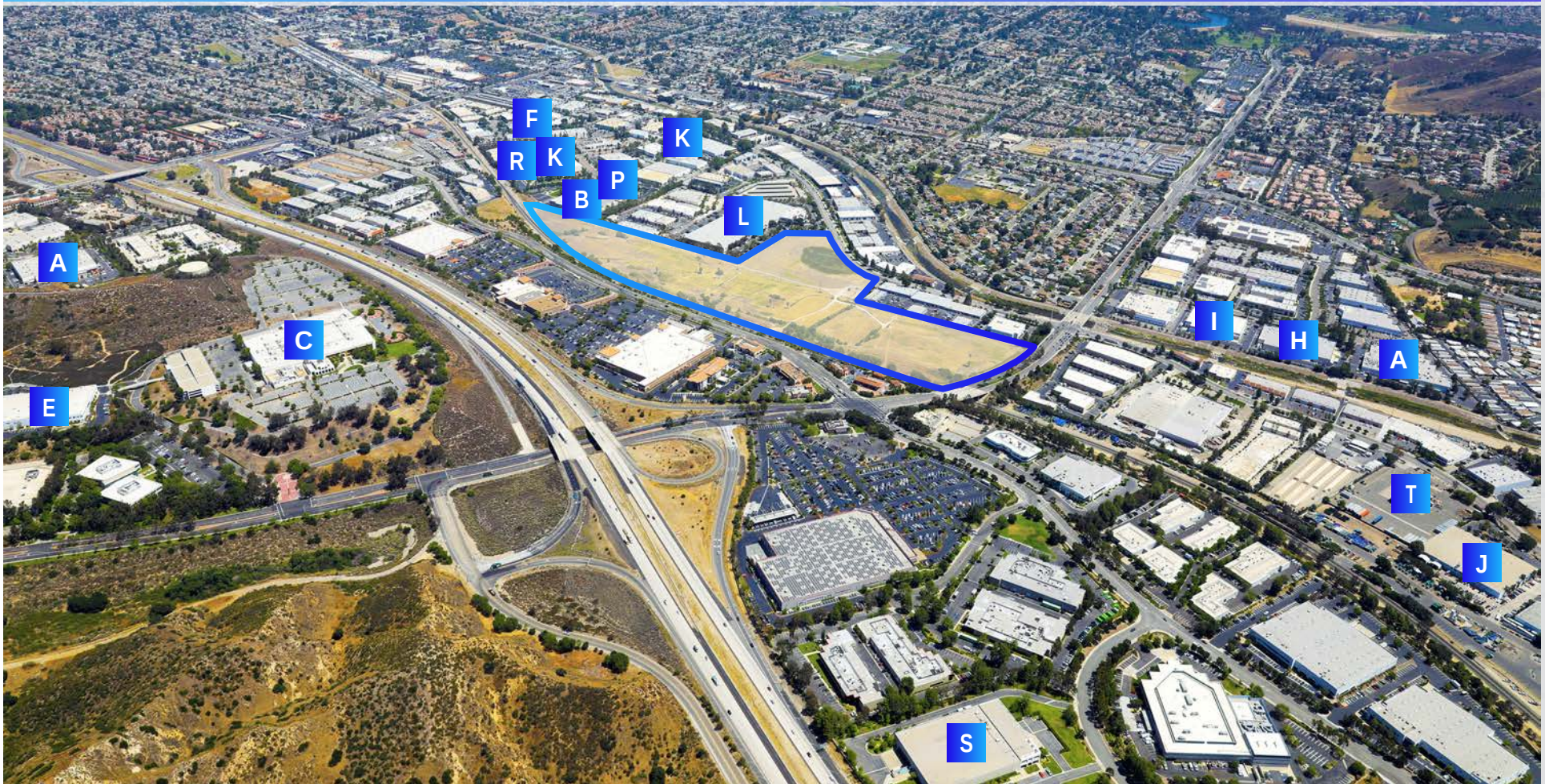


LOCAL AMENITIES



CORPORATE NEIGHBORS

A  AeroVironment™	B SNYDER ♦ DIAMOND	C Amazon	D  Andwin Scientific
E  Bank of America.	F  California Lasers Inc.	G  DERMA-E	H  ENTERTAINMENT EARTH
I  EUROW	J  L3HARRIS™	K  LIFETECH RESOURCES	L  Milgard WINDOWS & DOORS
M  pharmagel® AGE DEFYING SKIN CARE	N  Poly-Tainer	O  PQL PREMIUM QUALITY LIGHTING	P RICOH
Q  RSD REFRIGERATION SUPPLIES DISTRIBUTOR	R  SNYDER ♦ DIAMOND	S  SPECIALTY FABRICATIONS, INCORPORATED	T UPS Freight 



AREA OVERVIEW

The City of Simi Valley is an ideal location for your business. A diverse mix of companies locate in Simi Valley for attractive facility costs, well educated and productive work force, and an unmatched quality of life. The City of Simi Valley's supportive city government, along with an active Chamber of Commerce, combine to create an environment for success. Additionally, the city offers incentive programs to businesses operating within city limits, and has established partnerships with various organizations to assist businesses in the community excel. The city's Business Resource Center is a one stop reference center, available to all businesses within Simi Valley.

CONSUMER REACH

3,650,851 people within 30 miles
11,925,341 people within 60 miles
17,648,658 people within 90 miles
20,136,258 people within 120 miles

Immediately adjacent to the city of Los Angeles and the San Fernando Valley, with the cost and quality of life benefits of the City of Simi Valley and Ventura County.

	CITY OF LOS ANGELES	CITY OF SIMI VALLEY
ELECTRICAL TAX	12.5%	0%
COMMUNICATIONS TAX	9%	0%
NATURAL GAS TAX	10%	0%
SECURED PROPERTY TAX RATE	1.39040%	1.11960% (1.08410% + 0.0355%)
UNSECURED PROPERTY TAX RATE	1.33349%	1.07540%
TRANSIENT OCCUPANCY TAX	14%	10%
SALES TAX RATE	9.0%	7.5%
ELECTRICAL RATE (AVG.)	\$0.1371 / kWh (\$0.1542 with utility tax)	\$0.1340 / kWh
BUSINESS TAX, MANUFACTURING	\$10,500	\$3,750
BUSINESS TAX, PROFESSIONAL / GENERAL OFFICE	\$50,193	\$3,750
PACE PROGRAM ELIGIBLE	No	Yes
SCE SAVINGS BY DESIGN ELIGIBLE	No	Yes

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EASY STREET

Industrial Center

CORPORATE LICENSE # 01355491

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