

For Lease or Sale

📍 200 Science Drive | Moorpark, CA



±115,538 SF

INDUSTRIAL FLEX

- » Total Building Size: 115,538 RSF
 - Office: 25,190 SF
 - Mezzanine: 12,290 SF
- » Lease Rate: \$1.10 NNN
- » Sale Price: \$20,000,000
- » Land Size: 7.8 AC
- » Zoning: M1
- » Clear Height: 22'
- » Power: 6,000 AMPs / 277-480v 3P4W
- » Loading: 1 DH/2G
- » Parking: 379 Stalls (3.3/1,000)



Located in Moorpark's industrial corridor with access to the 101 Fwy



Free-standing building suited for manufacturing or warehousing



Walking distance to retail amenities

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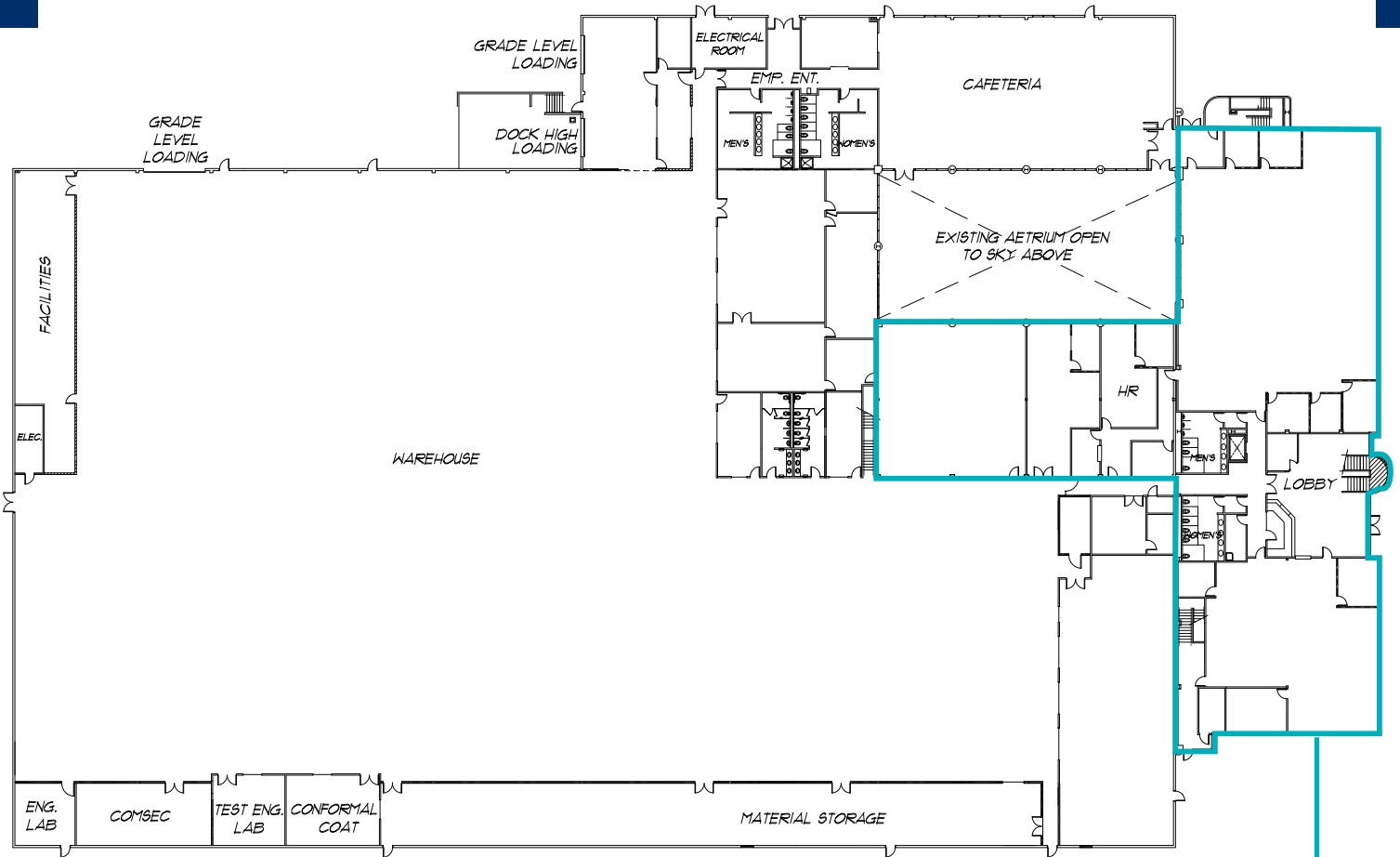
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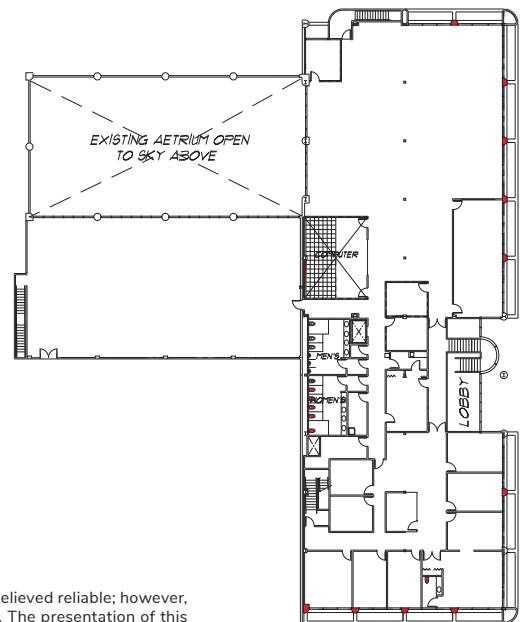


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OFFICE 2ND FLOOR



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