



 Watch Property Video

FOR LEASE | 262,814 SF ON 12.19 ACRES | LARGE SECURE YARD - TRAILER STORAGE POTENTIAL

# 709 SCIENCE DRIVE

MOORPARK • CALIFORNIA

**NEWMARK**



**FORTRESS**

# PROPERTY HIGHLIGHTS

**SIZE** 262,814 SF on 12.19 acres (531,129 SF)

**CLEAR HEIGHT** 26 to 30-feet

**DOORS** 25 dock high positions with dock levelers  
8 ground level loading doors

**OFFICE SIZE** 12,976 SF single story office

**ZONING** M1

**ELECTRICAL** 3000 Amps, 277/480 Volts

**SPRINKLERS** ESFR

**YARD** property includes two concrete yard areas, ideal for trailer storage / staging

**PARKING** 291 spaces

**LEASE RATE** \$1.65 NNN psf  
\$0.33 psf OpEx

**YEAR BUILT** 1994  
renovated 2024/2025



# PROPERTY HIGHLIGHTS



## LOCATION HIGHLIGHTS

- Ideal industrial / last mile location
- Central access to Greater Los Angeles, but outside SCAQMD WAIRE program district
- Ventura County is highly rated in terms of safety and quality of life
- Immediate access to 118 Freeway / 23 Freeway (<1 mile)
- 3 miles to 101 Freeway
- 25 miles to 405 Freeway
- 29 miles to I-5
- Walking distance to abundant amenities

## ACCESS

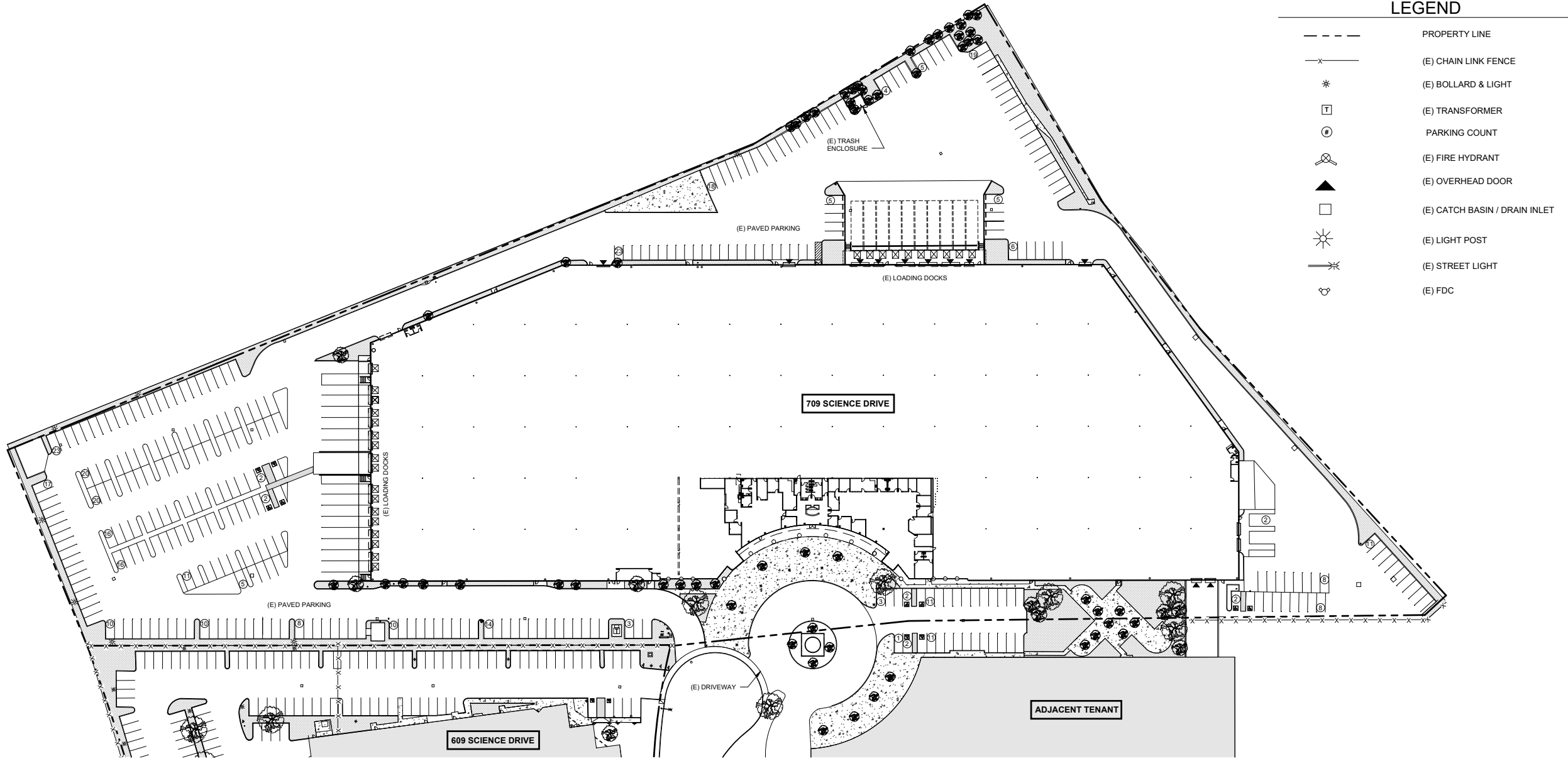
- Van Nuys Airport: 30 minutes
- Burbank Airport: 40 minutes
- Downtown Los Angeles: 60 minutes
- LAX: 80 minutes
- Port of Hueneme: 45 minutes
- Ports of Los Angeles & Long Beach: 90 minutes
- Population within 5 miles:  $\pm$  85,000
- Population within 10 miles:  $\pm$  350,000
- Population within 30 miles:  $\pm$  2,900,000

## MAJOR HIGHWAYS



# SITE PLAN

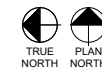
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## LEGEND

- PROPERTY LINE
- x- (E) CHAIN LINK FENCE
- \* (E) BOLLARD & LIGHT
- ⊠ (E) TRANSFORMER
- ⊕ PARKING COUNT
- ⊗ (E) FIRE HYDRANT
- ▲ (E) OVERHEAD DOOR
- (E) CATCH BASIN / DRAIN INLET
- ☀ (E) LIGHT POST
- ⚡ (E) STREET LIGHT
- ⊕ (E) FDC

① 709 SCIENCE DRIVE ENLARGED SITE PLAN  
1" = 50'-0"

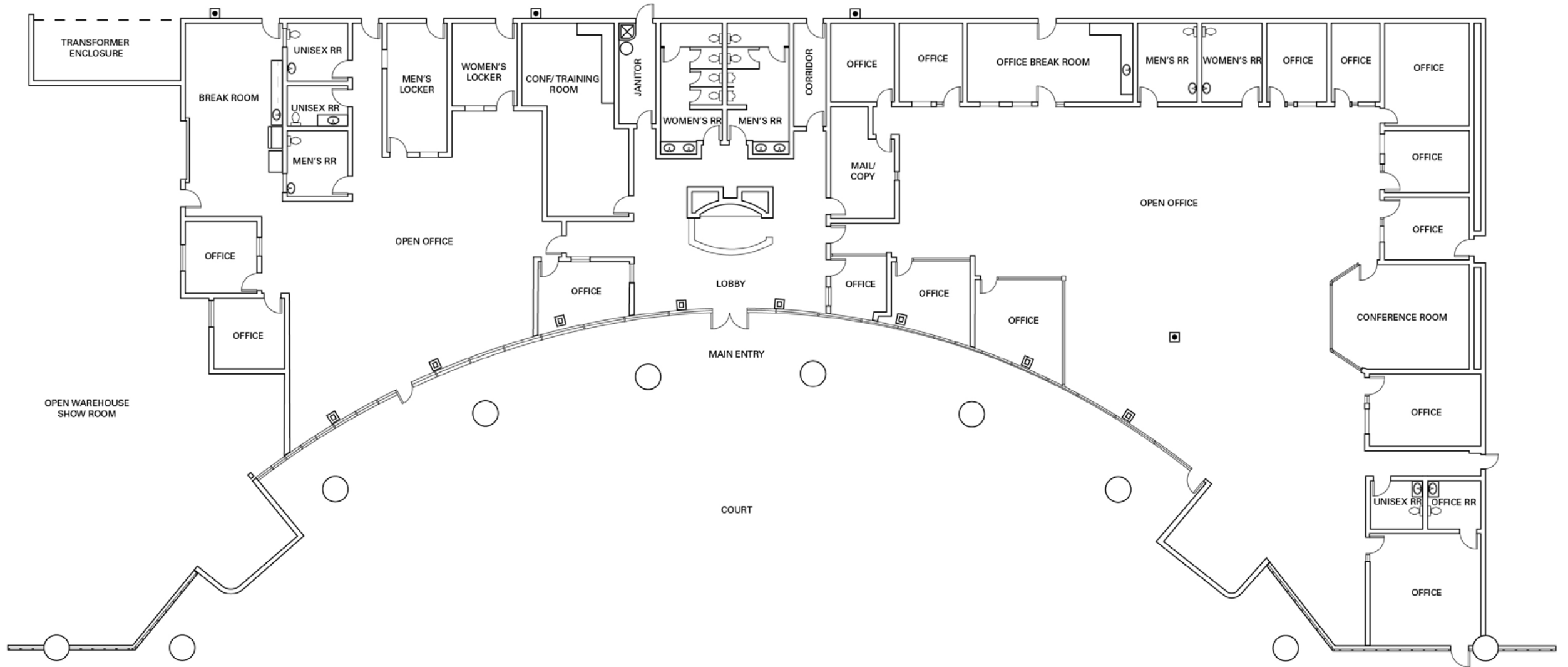


# EXTERIOR PHOTOS



# OFFICE FLOOR PLAN

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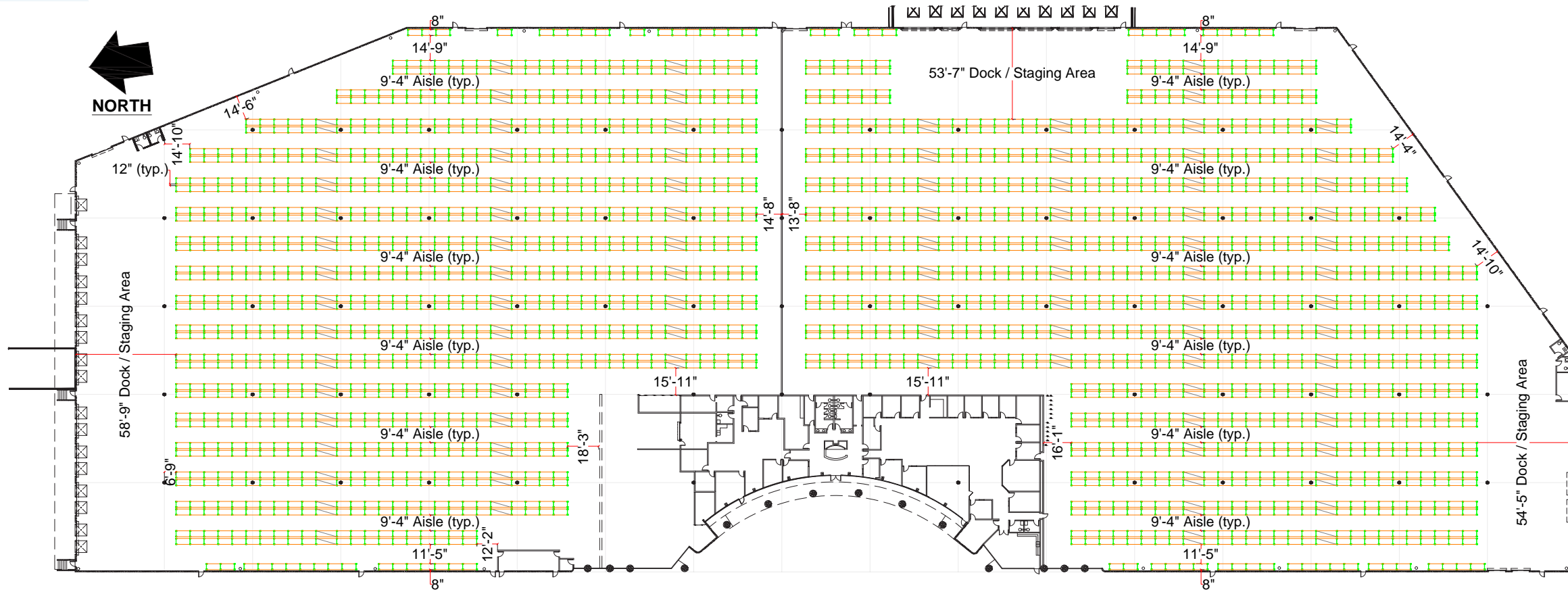


# OFFICE PHOTOS



# RACKING PLAN

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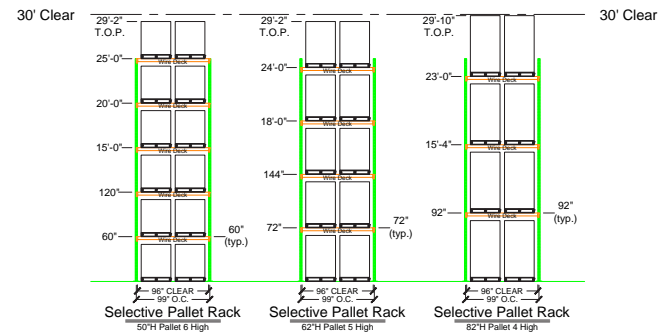
### 30' CLEAR HEIGHT

123,859 SQFT (NORTH SIDE)

Number of Bays	Pallet Height	Pallet Positions
1,162	50"	13,692
	62"	11,284
	82"	9,128

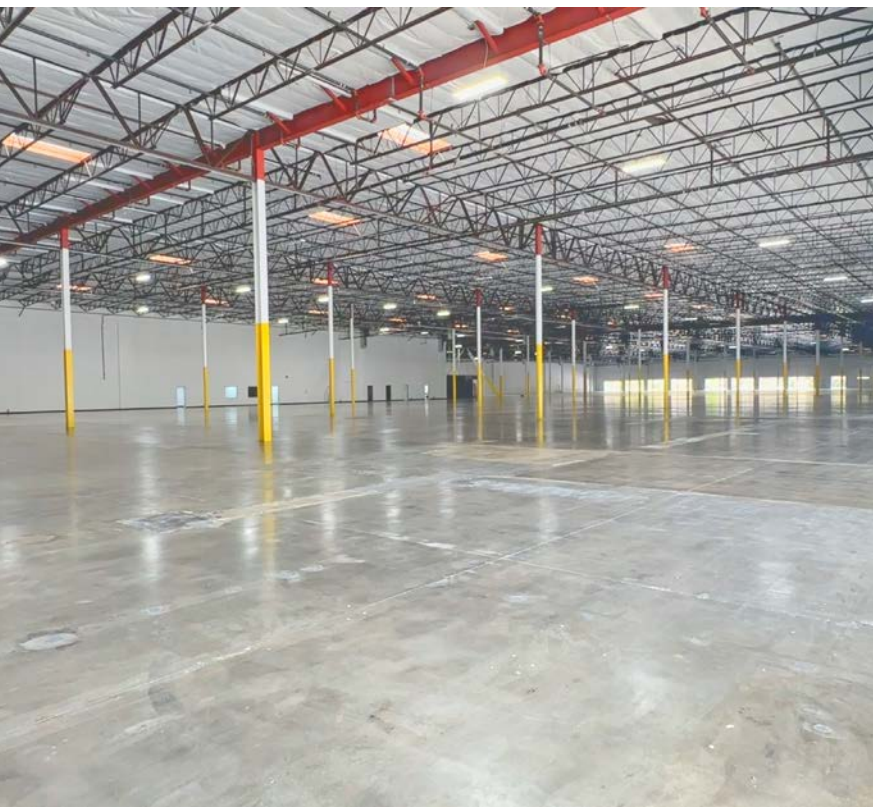
127,369 SQFT (SOUTH SIDE)

1,226	50"	14,412
	62"	11,860
	82"	9,608

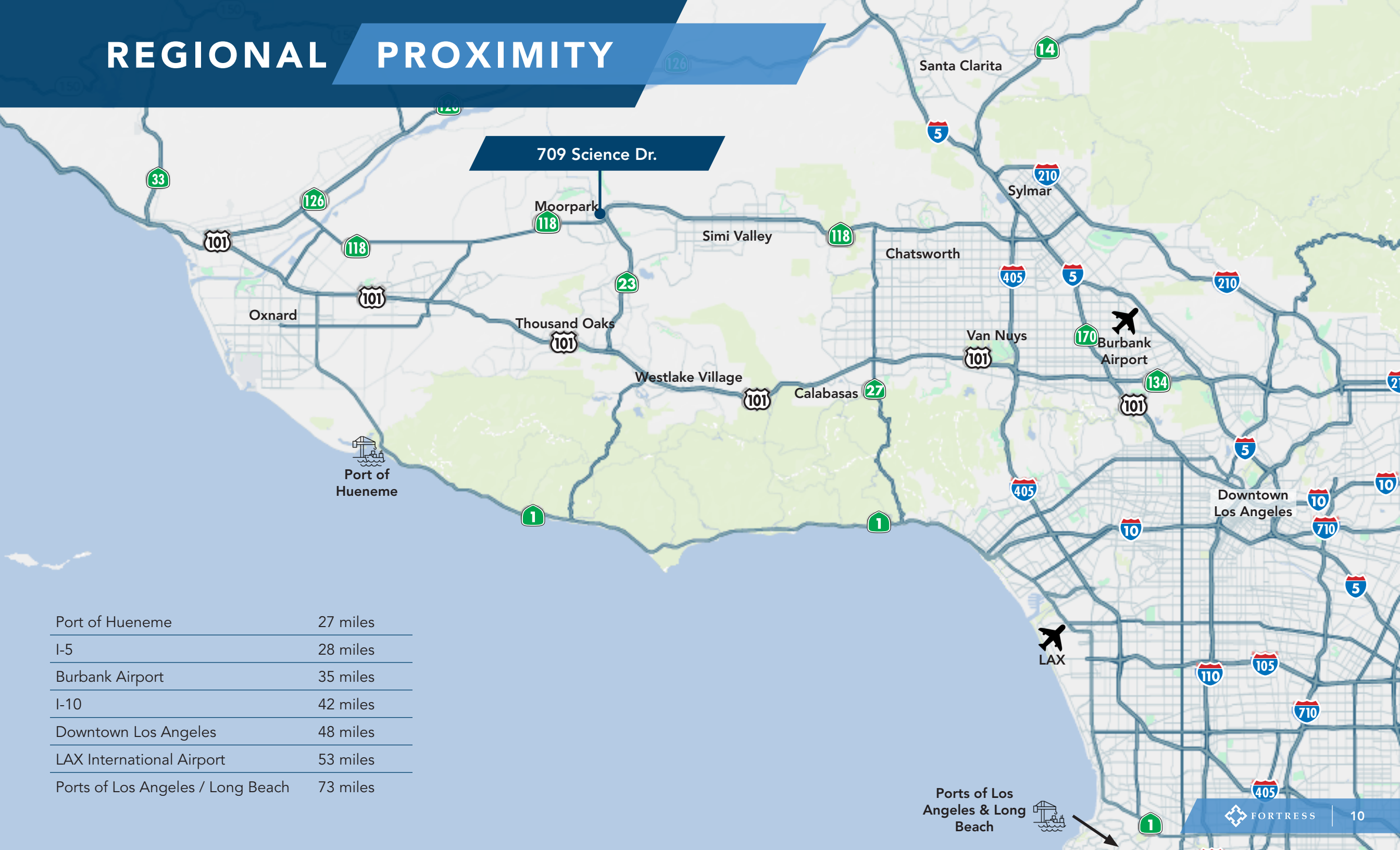


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# WAREHOUSE PHOTOS



# REGIONAL PROXIMITY



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Port of Hueneme	27 miles
I-5	28 miles
Burbank Airport	35 miles
I-10	42 miles
Downtown Los Angeles	48 miles
LAX International Airport	53 miles
Ports of Los Angeles / Long Beach	73 miles

Ports of Los Angeles & Long Beach

# LOCAL AMENITIES



23

118

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**Smart & Final. T Mobile KOHL'S**

TARGET Jamba Juice Denny's IN-N-OUT WING-STOP

Michael's The Natural Cafe Panda Express JJ Chipotle COFFEE A LA MODE

**Bank of America. CJ's Urban Cafe**

verizon LUCKY STRIKE

LOS ANGELES AVENUE



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