

# For Lease or Sale

115,538 SF Industrial Flex



## 200 Science Drive Moorpark, CA

- 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 Freeway



Free-standing building suited for manufacturing or warehousing



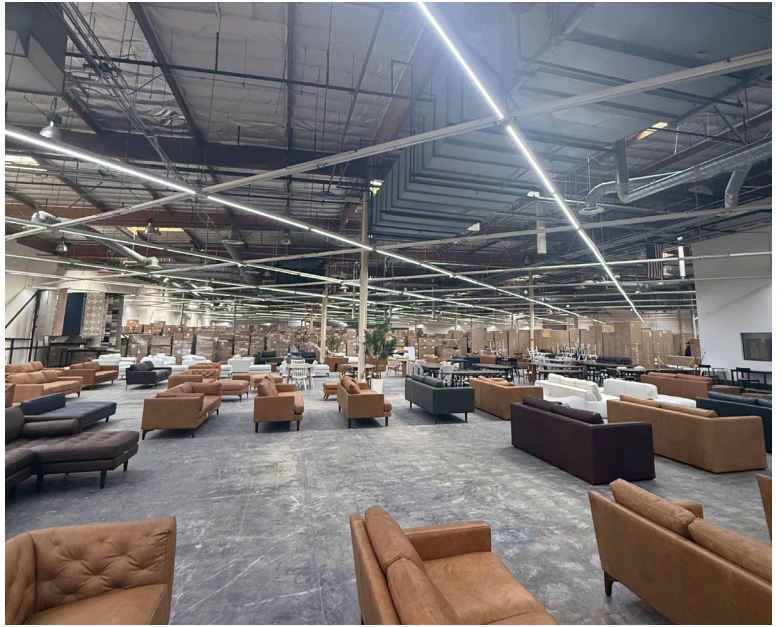
Walking distance to retail amenities

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**AVISON  
YOUNG**



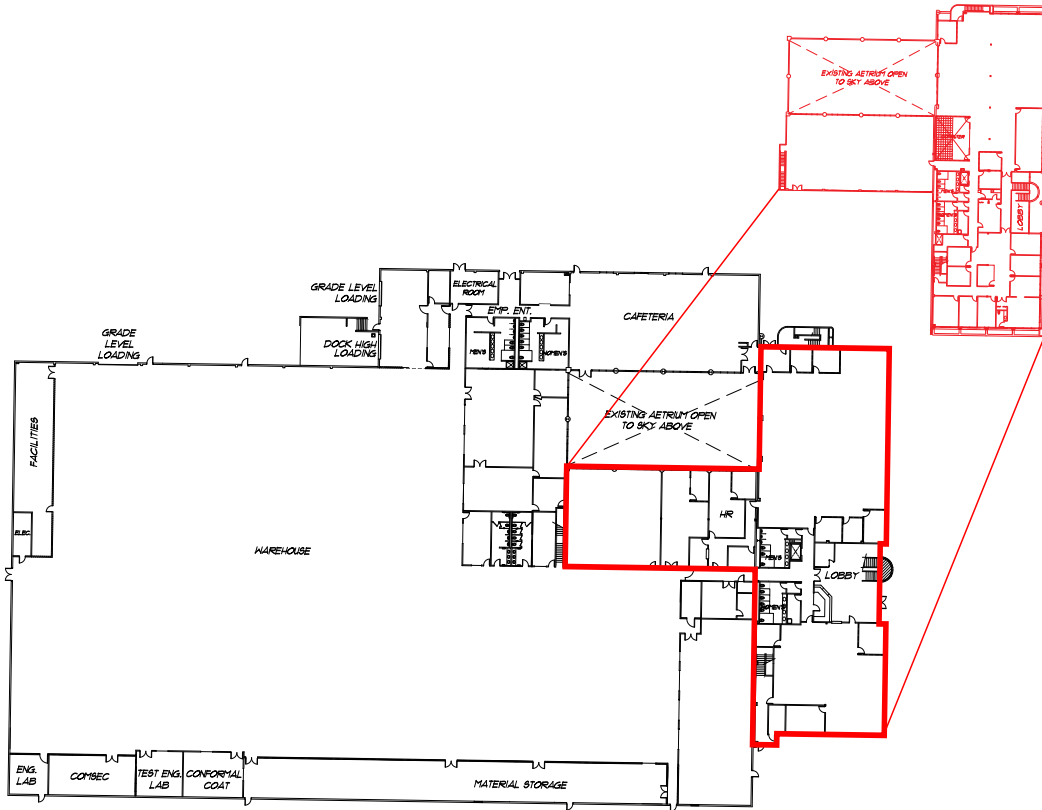
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# Floorplan



FLOOR PLAN NOT TO SCALE

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