

High-End Industrial Unit For Sale



PATRIOT COMMERCE CENTER

868 PATRIOT DRIVE, UNIT B, MOORPARK, CA

CBRE



Executive Summary

CBRE, Inc., as exclusive agent, is pleased to present this opportunity for an owner/user or investor to acquire this commercial condominium unit. 868 Patriot Drive Unit B is located in Moorpark, CA, centrally located near Simi Valley and Thousand Oaks, providing access to both West San Fernando Valley and Conejo Valley markets. The offering consists of a warehouse condominium with beautiful high-end improvements located in a professional business park.

The condominium is part of Patriot Commerce Center, a planned business park developed in 2017. The park is well maintained, attracting both business and hobbyists from the surrounding communities.

INDUSTRIAL UNIT FOR SALE

The Availability

868 Patriot Drive, Unit B, Moorpark, CA

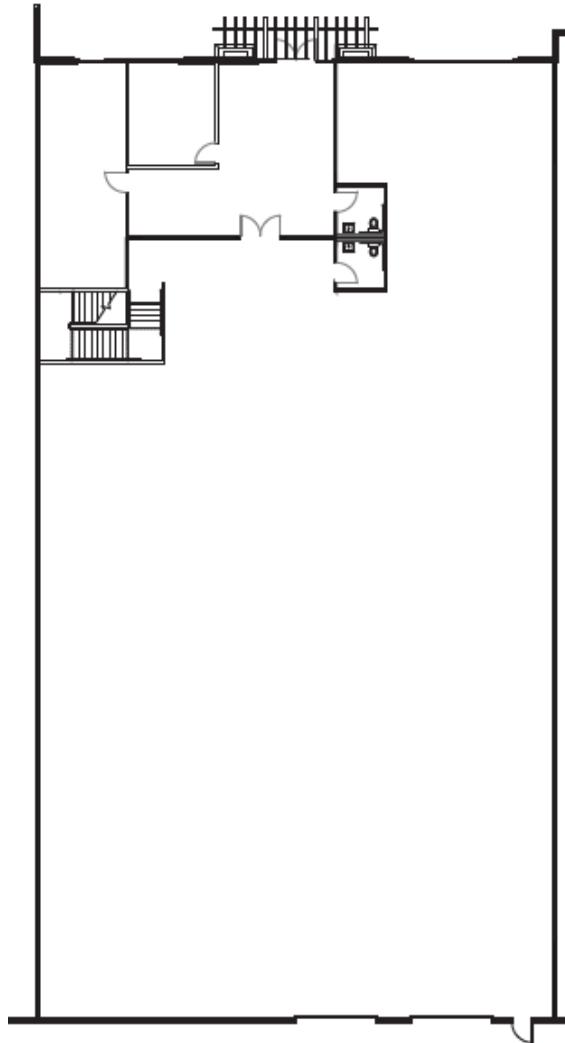
FOR SALE: \$4,190,000

Unit A:	13,572 square feet
APN	512-0-450-315
Clear Height:	24'
Power:	400 Amps
Office SF:	3,914 SF (1 st Fl: 1,274 SF / Mezz: 2,640 SF)
Restrooms:	Two (2) restrooms
Parking Stalls:	Twenty-six (26) stalls
Sprinklered:	Yes
Loading Doors:	Two (2) ground level doors
OA Dues:	Currently \$3,555.52 per month (Covers landscaping, roof maintenance and repairs, parking lot maintenance and repairs)
Timing:	Lease expires 11/30/2026
Financing:	10% down SBA financing available to qualified owner/users.

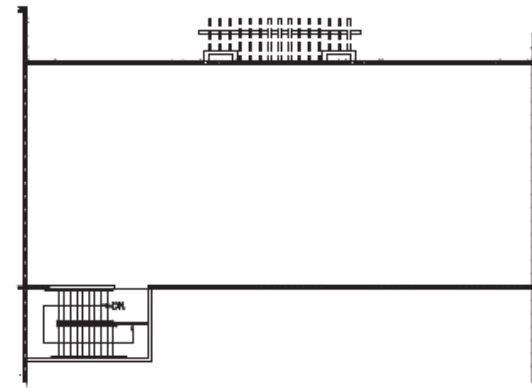


868 Patriot Drive

UNIT B = 13,572 SF



Mezzanine Office

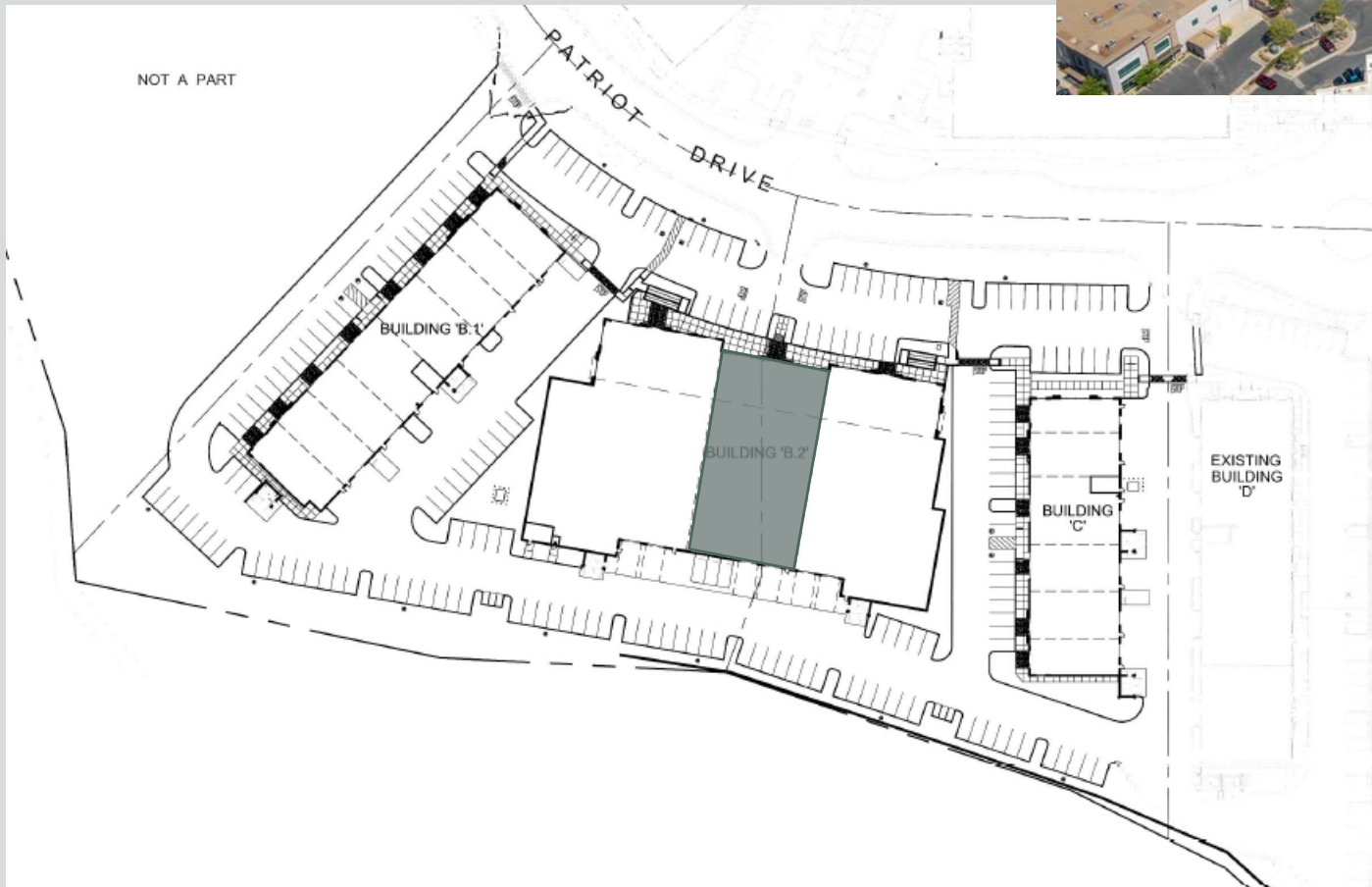


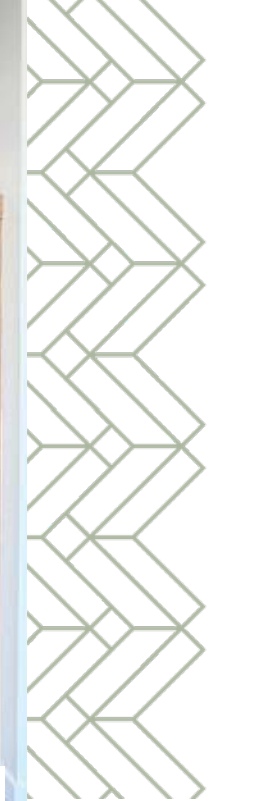
Not to scale and may not be accurate.
Buyer to verify plans.



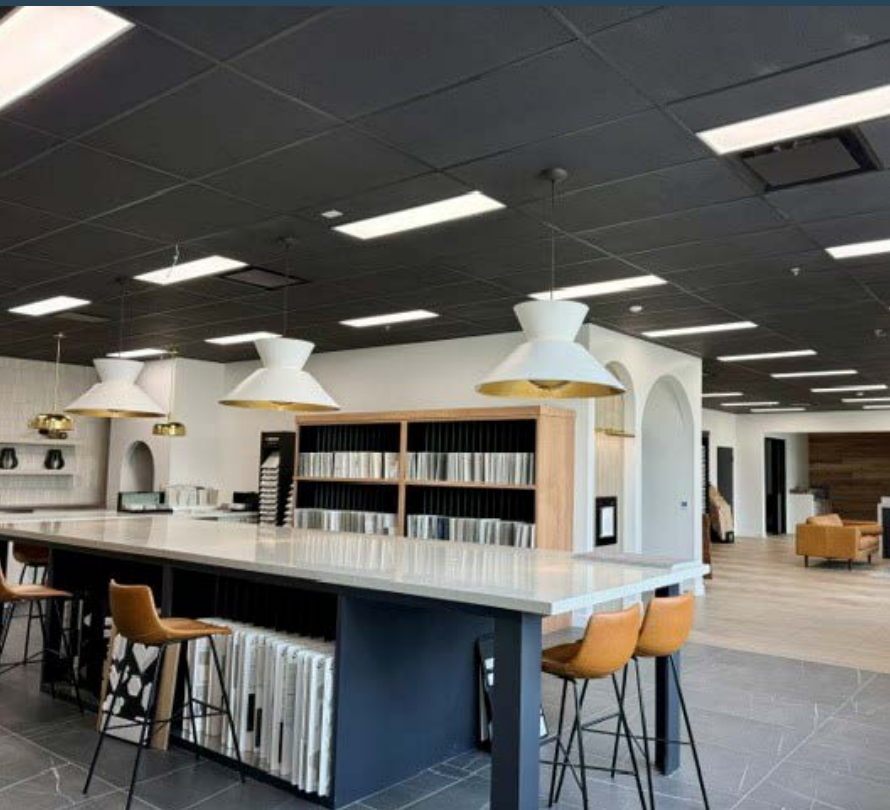
868 Patriot Drive

Unit B = 13,572 SF





Showroom





Warehouse & 2nd floor office



PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$4,190,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$51,000
TOTAL PROJECT COST	\$4,241,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,095,000	6.15%	25 Years 25 Yr. Amort.	1st Deed	\$13,691	\$164,290
SBA 504 LOAN	40%	\$1,727,000	6.27% Aug '26	25 Years Full Amort.	2nd Deed	\$11,414	\$136,966
BORROWER	10%	\$419,000					
TOTAL	100%	\$4,241,000				\$25,105	\$301,257

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman

818-438-0828/ Lee@bfcfunding.com

Area Amenities



Epworth

Rustic Canyon
Golf Course

Moorpark
Country Club

Moorpark
Community
College

Moorpark City
Open Space

MISSION BELL PLAZA



MOORPARK TOWN CENTER



Ronald Reagan Fwy

118

Virginia Colony

Moorpark

2nd St

118

Miller Pkwy

23

Spring Rd

Moorpark Fwy

Sunset

MOORPARK MARKETPLACE



TUSCANY SQUARE



VILLAGE AT MOORPARK



Patriot Commerce Center

868 Patriot Drive, Unit B, Moorpark, CA



Contacts

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CBRE

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