

21-29

W. EASY STREET

SIMI VALLEY, CALIFORNIA

VENTURA COUNTY

For Lease

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

FOR INFORMATION,
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Multi-Tenant Industrial Property

- High Image Professional Business Park
- Strategically Located Along Main Thoroughfare
- Gated Site Providing Additional Security
- Immediate Access to Highway 118 Via Madera Rd
- Near Numerous Retail Amenities
- Impressive Clearance Heights
- Zoned GI-SP



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #01191898

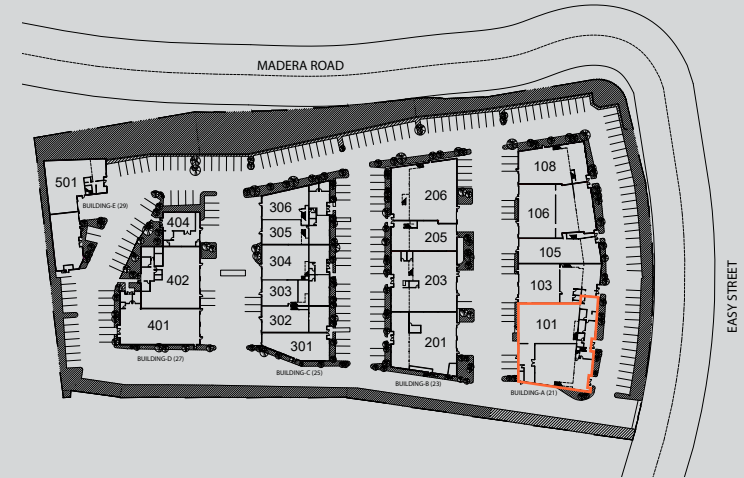
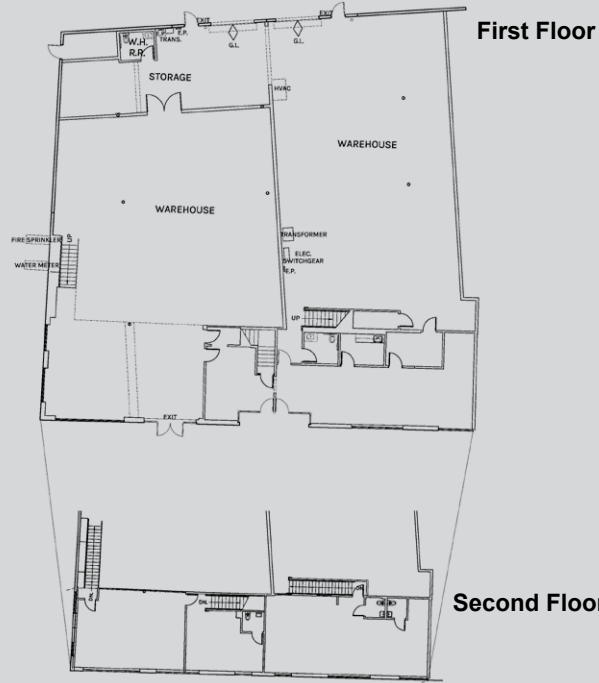


**Rexford
Industrial**

Multi-Tenant Industrial Property

- Total SF: 11,086
- Whse SF: 7,454
- Ground Level Office SF: 1,326
- Mezzanine Level Office SF: 2,306
- Loading: 2 GL
- Lease Rate: \$1.47 PSF MG*

*Plus a \$0.08 per square foot estimated Common Area Maintenance (CAM) fee



For Lease

21 W. EASY STREET, UNIT 101, SIMI VALLEY, CA

11,086 SF

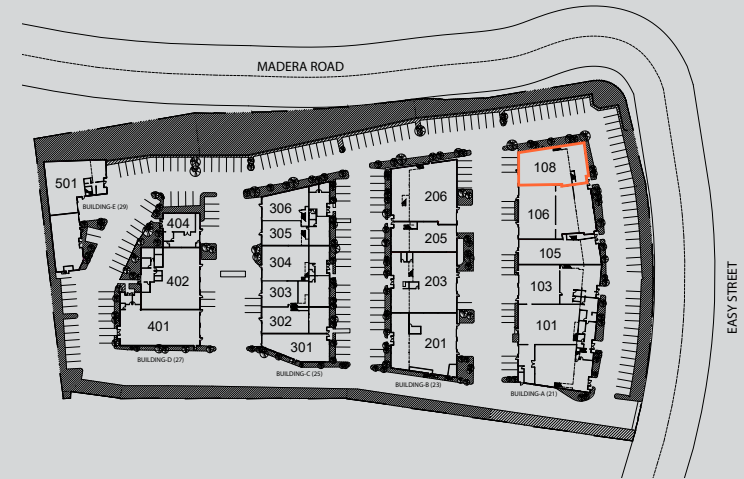
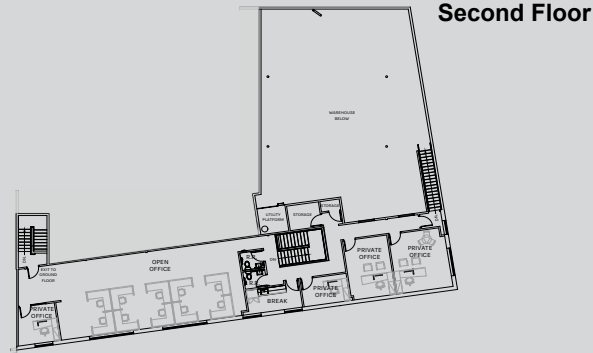
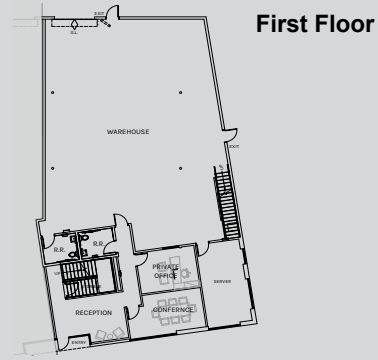
VENTURA COUNTY



Multi-Tenant Industrial Property

- Total SF: 7,001
- Whse SF: 3,269
- Ground Level Office SF: 947
- Mezzanine Level Office SF: 2,785
- Loading: 1 GL
- Lease Rate: \$1.39 PSF MG*

*Plus a \$0.08 per square foot estimated
Common Area Maintenance (CAM) fee



For Lease

21 W. EASY STREET, UNIT 108, SIMI VALLEY, CA

7,001 SF

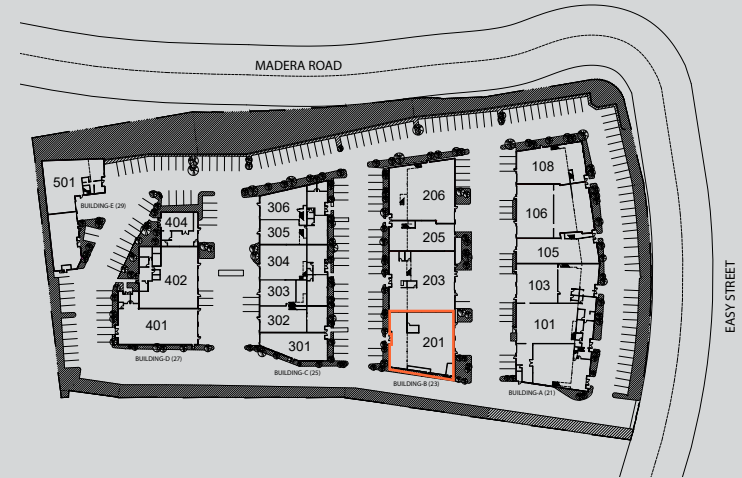
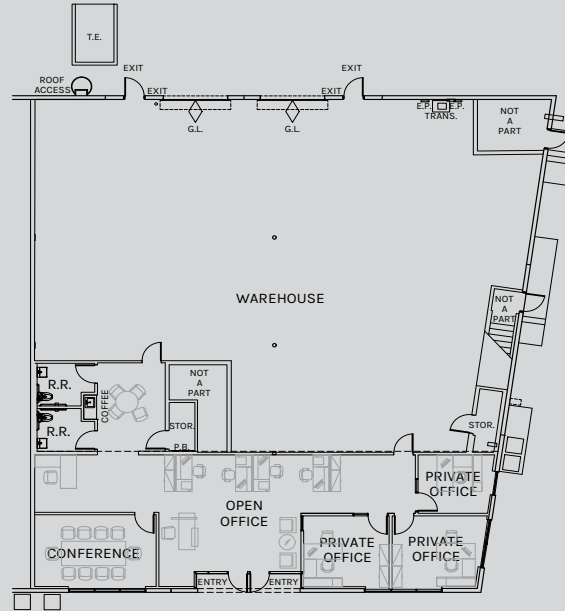
VENTURA COUNTY



Multi-Tenant Industrial Property

- **Total SF:** 5,962
- **Whse SF:** 4,058
- **Ground Level Office SF:** 1,904
- **Loading:** 2 GL
- **Lease Rate:** \$1.45 PSF MG*

*Plus a \$0.13 per square foot estimated
Common Area Maintenance (CAM) fee



For Lease

23 W. EASY STREET, UNIT 201, SIMI VALLEY, CA

5,962 SF

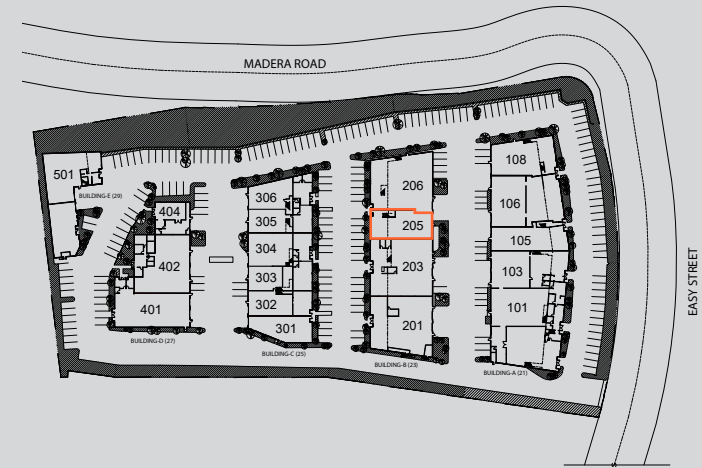
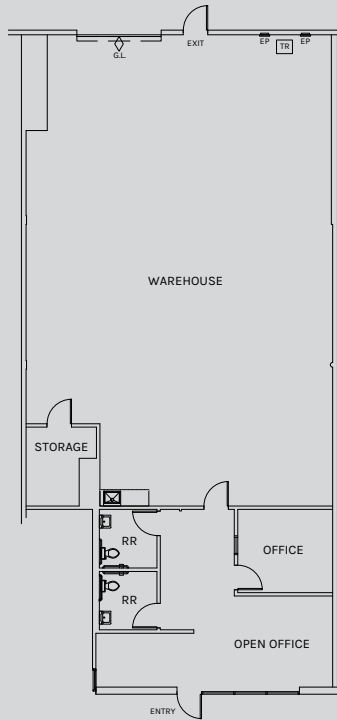
VENTURA COUNTY



Multi-Tenant Industrial Property

- Total SF: 2,955
- Whse SF: 2,280
- Ground Level Office SF: 675
- Loading: 1 GL
- Lease Rate: \$1.45 PSF MG*

*Plus a \$0.13 per square foot estimated
Common Area Maintenance (CAM) fee



For Lease

23 W. EASY STREET, UNIT 205, SIMI VALLEY, CA

2,955 SF

VENTURA COUNTY

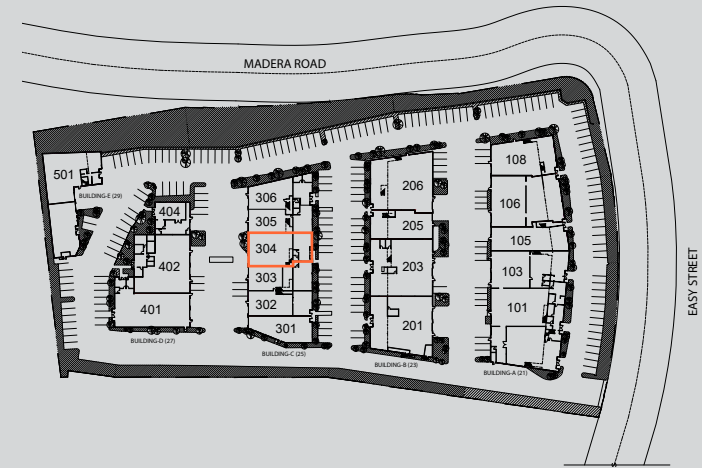
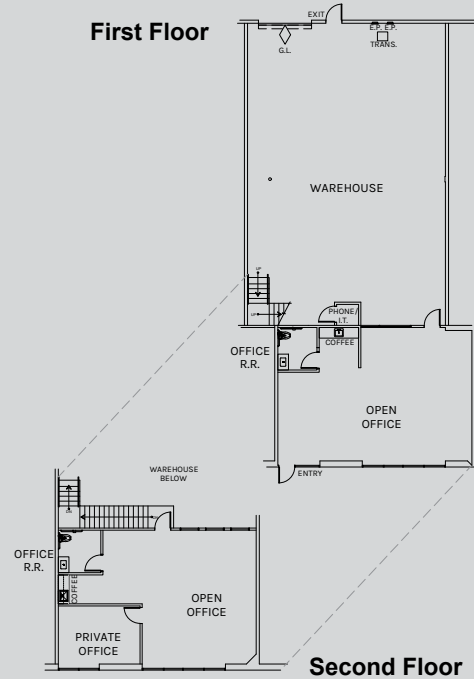


**Rexford
Industrial**

Multi-Tenant Industrial Property

- Total SF: 4,206
- Whse SF: 2,212
- Ground Level Office SF: 982
- Mezzanine Level Office SF: 1,012
- Loading: 1 GL
- Lease Rate: \$1.39 PSF MG*

*Plus a \$0.11 per square foot estimated Common Area Maintenance (CAM) fee



For Lease

25 W. EASY STREET, UNIT 304, SIMI VALLEY, CA

4,206 SF

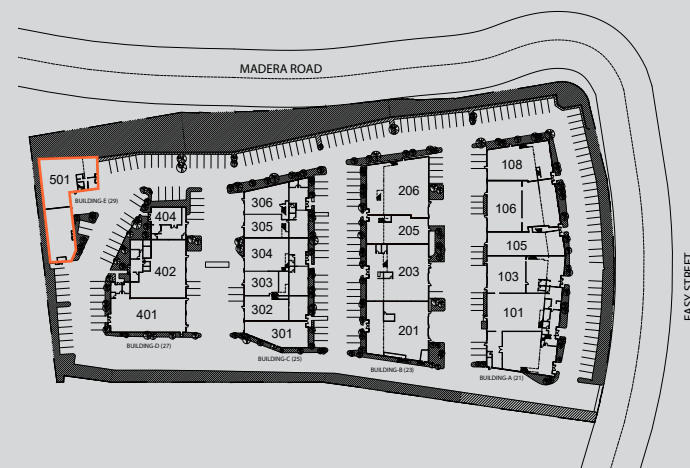
VENTURA COUNTY



■ Total SF:	7,237
■ Whse SF:	4,512
■ Ground Level Office SF:	1,672
■ Mezzanine Level Office SF:	1,053
■ Loading:	2 GL
■ Lease Rate:	\$1.45 PSF MG*

First Floor

The First Floor plan shows a large Warehouse area. To the left is an ELEC. (Electrical) room. The main entrance is labeled ENTRY. There are two GL (Glass) doors leading into the main area. A dashed line indicates a connection to the Second Floor plan.



29 W. EASY STREET, UNIT 501, SIMI VALLEY, CA

7,237 SF

VENTURA COUNTY

