

*33,666 SF High-End Industrial For Sale*



## **PATRIOT COMMERCE CENTER**

868 PATRIOT DRIVE, UNIT A and 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 two (2) commercial condominium units. 868 Patriot Drive Unit A and 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 two (2) warehouse condominiums with beautiful high-end improvements located in a professional business park.

The condominiums are 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.

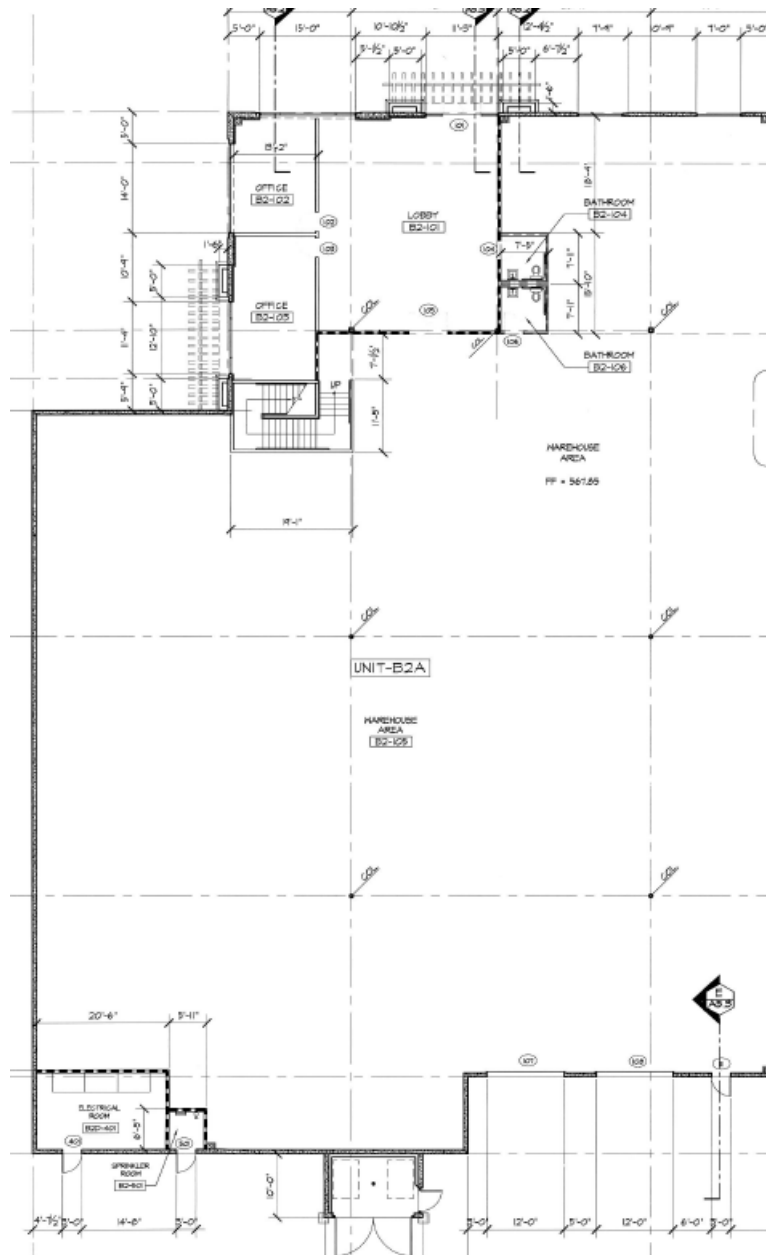
# INDUSTRIAL UNITS FOR SALE

868 Patriot Drive, Moorpark

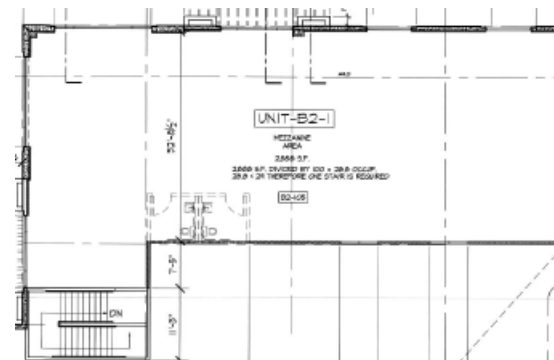
|                                                                                          | UNIT A                                                        | UNIT B                                                        | UNIT A/B                |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------|-------------------------|
| SIZE                                                                                     | 20,094 SF                                                     | 13,572 SF                                                     | 33,666 SF               |
| APN                                                                                      | 512-0-450-305                                                 | 512-0-450-315                                                 |                         |
| CLEAR HEIGHT                                                                             | 24'                                                           | 24'                                                           | 24'                     |
| POWER                                                                                    | 400 Amps                                                      | 400 Amps                                                      | 800 Amps                |
| OFFICE SF                                                                                | 5,176 SF (1 <sup>st</sup> Fl – 1,571 sf /<br>Mezz - 3,605 sf) | 3,914 SF (1 <sup>st</sup> Fl – 1,274 sf /<br>Mezz – 2,640 sf) |                         |
| RESTROOMS                                                                                | Two (2)                                                       | Two (2)                                                       | Four (4)                |
| PARKING STALLS                                                                           | Fifty (50) stalls                                             | Twenty-six (26) stalls                                        | Seventy-six (76) stalls |
| SPRINKLERED                                                                              | Yes                                                           | Yes                                                           |                         |
| LOADING DOORS                                                                            | (2) Ground level                                              | (2) Ground level                                              | (4) Ground level        |
| EQUIPMENT / LEASE                                                                        | Equipment available,<br>including vehicle lifts               | Current tenant's lease<br>expires 11/30/2026.                 |                         |
| OA DUES*                                                                                 | \$5,264.15 / Mo.                                              | \$3,555.52 / Mo.                                              | \$8,819.67 / Mo.        |
| * Covers landscaping, roof maintenance and repairs, parking lot maintenance and repairs. |                                                               |                                                               |                         |
| ASKING PRICE                                                                             | \$7,030,000                                                   | \$4,190,000                                                   | \$11,220,000            |

# 868 Patriot Drive

UNIT A = 20,094 SF



## Mezzanine Office

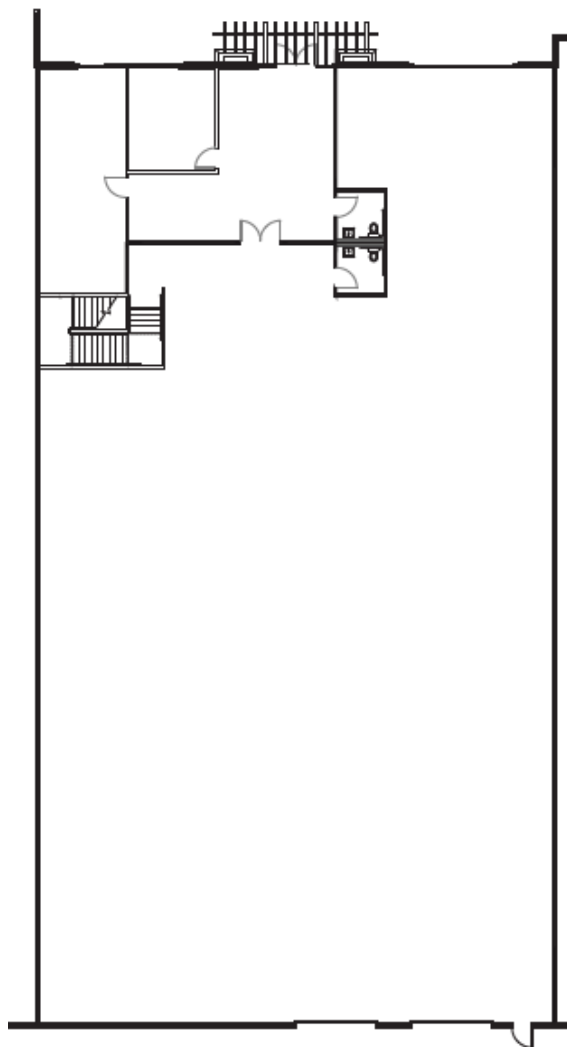


Not to scale and may not be accurate.  
Buyer to verify plans.

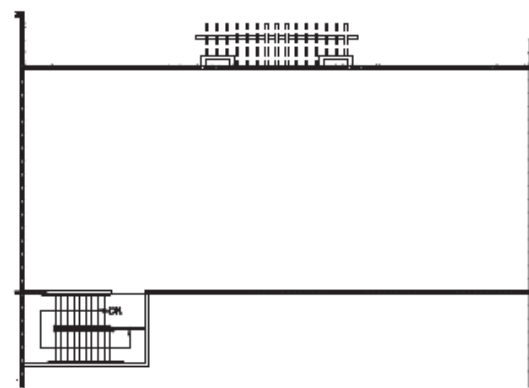


# 868 Patriot Drive

UNIT B = 13,572 SF



## Mezzanine Office



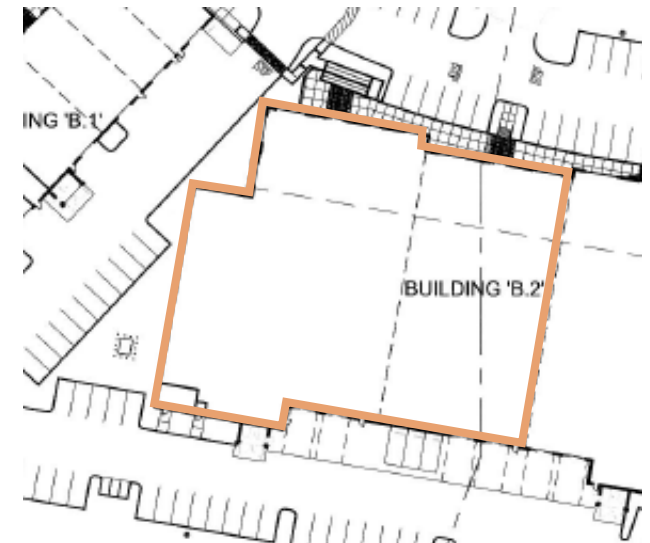
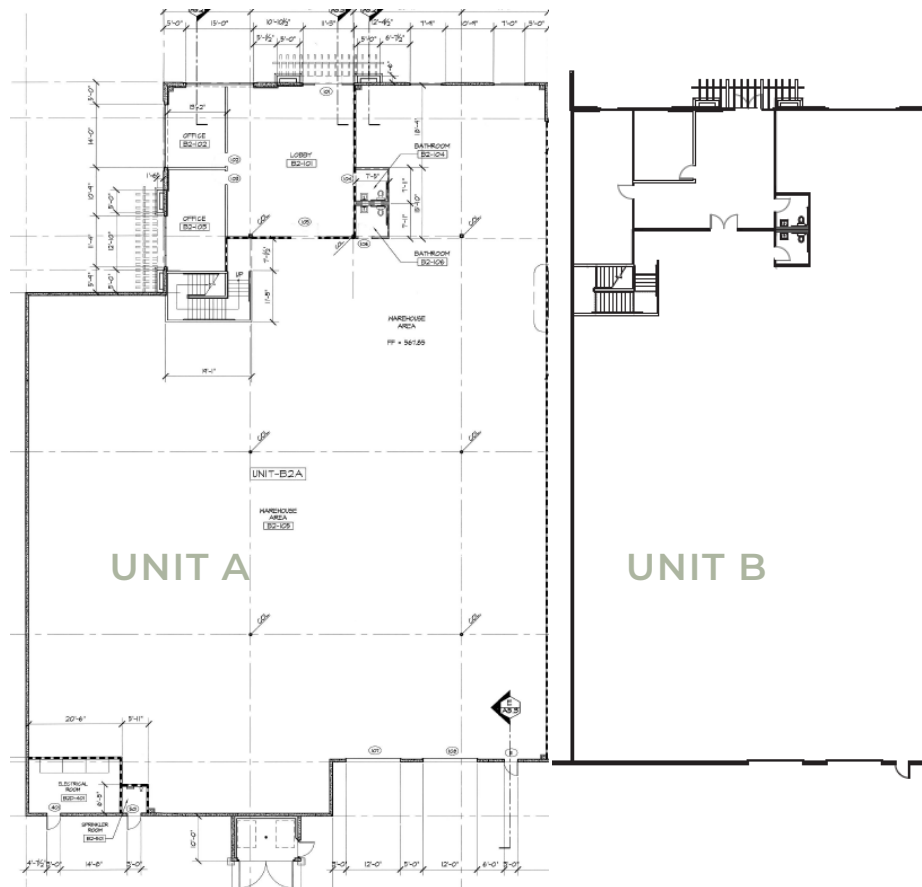
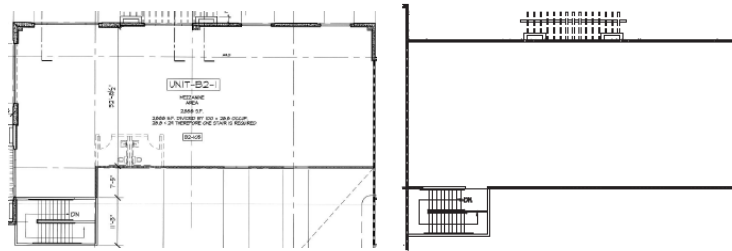
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Buyer to verify plans.



# 868 Patriot Drive

UNIT A/B = 33,666 SF

Mezzanine Office

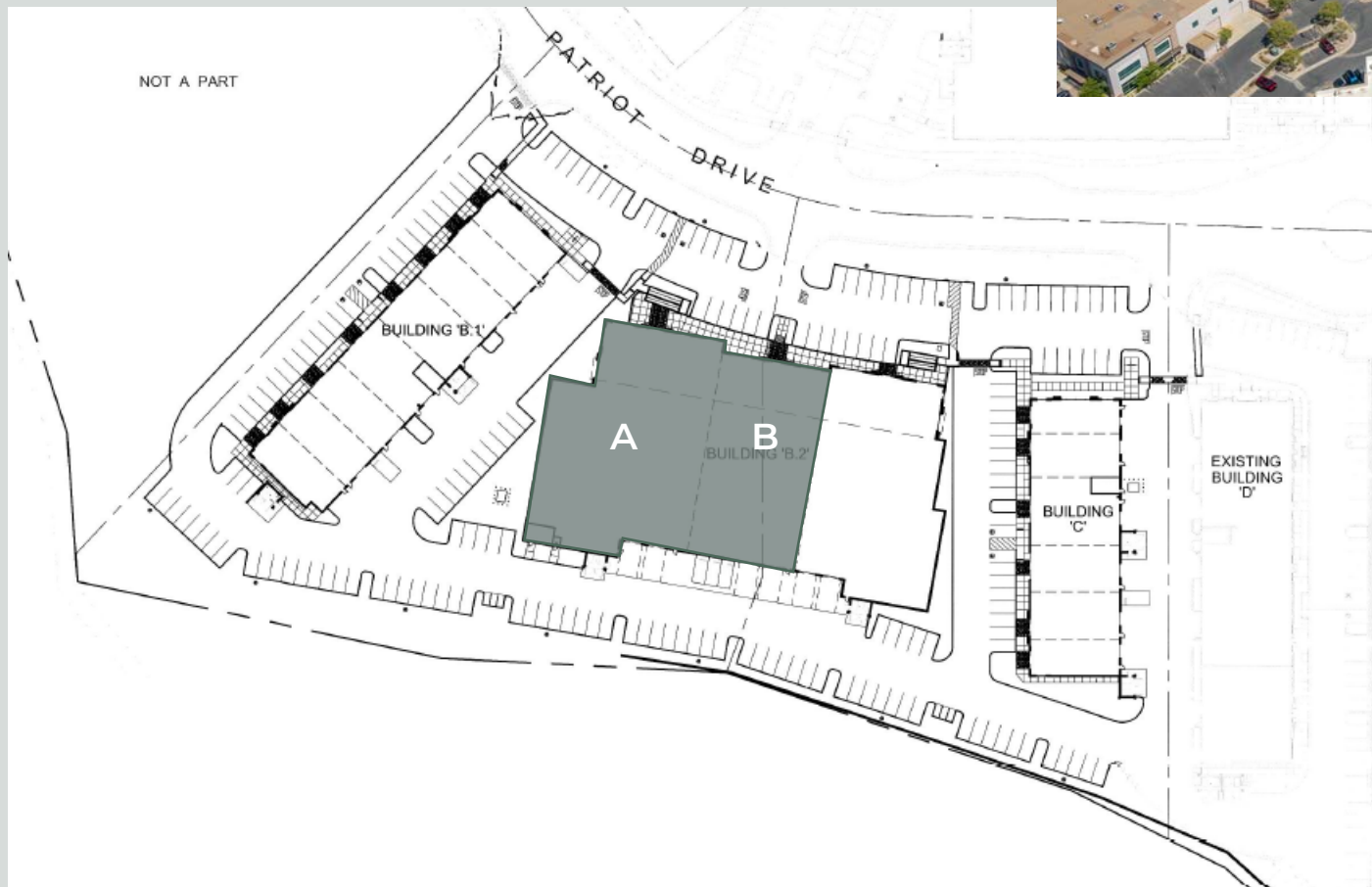


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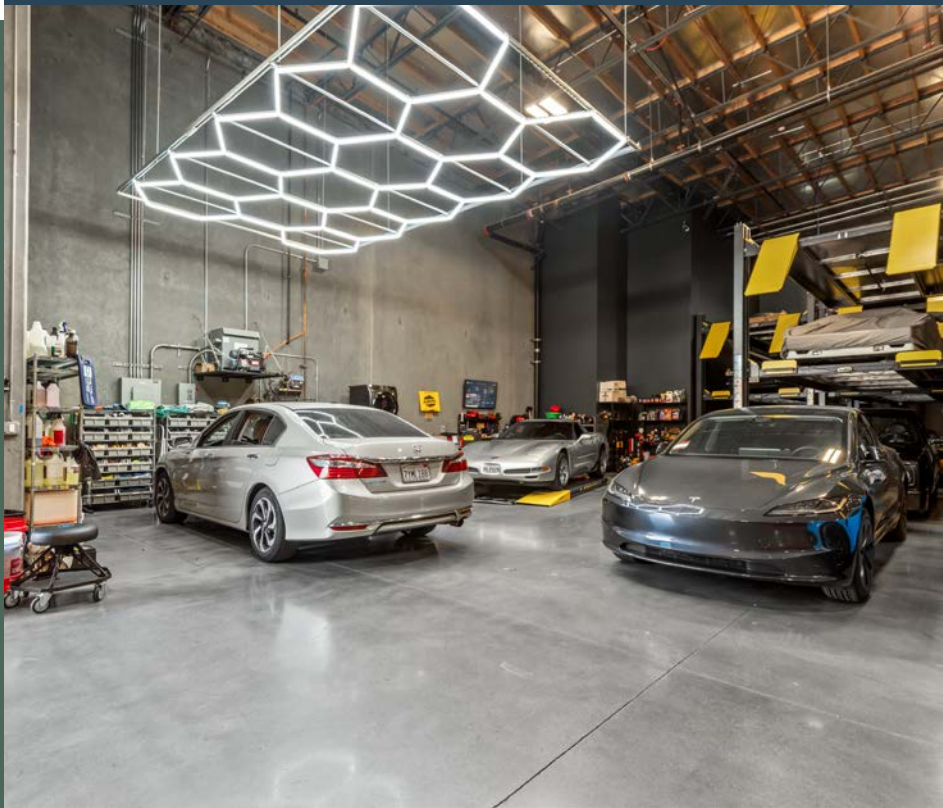
# 868 Patriot Drive

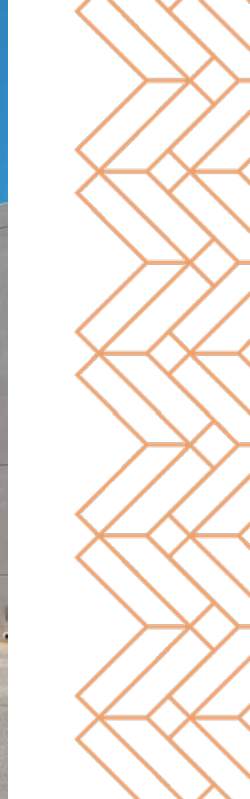
SITE PLAN





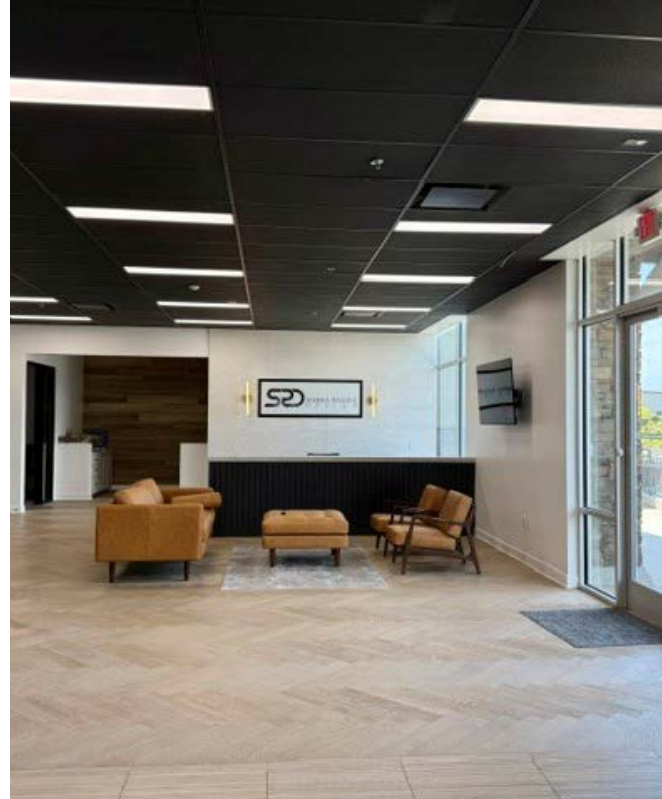
UNIT A





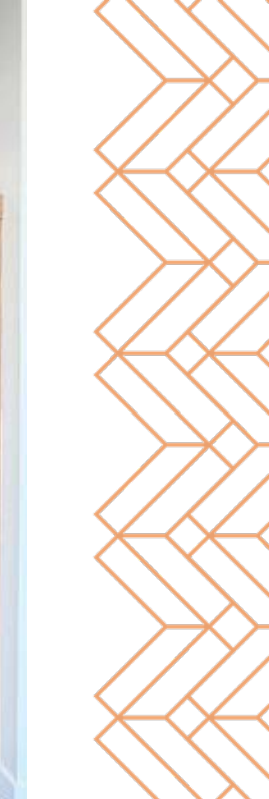
UNIT A





## UNIT B





UNIT B



## PROPOSED SBA 504 LOAN STRUCTURE



Business Finance Capital

|                           |                     |
|---------------------------|---------------------|
| BUILDING ACQUISITION      | \$11,220,000        |
| TENANT IMPROVEMENTS       | \$0                 |
| SBA/CDC FEES              | \$125,000           |
| <b>TOTAL PROJECT COST</b> | <b>\$11,345,000</b> |

| SOURCE OF FUNDS   | AMOUNT              | RATES            | MATURITY                  | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT   |
|-------------------|---------------------|------------------|---------------------------|------------|-----------------|------------------|
| BANK 50%          | \$5,610,000         | 6.15%            | 25 Years<br>25 Yr. Amort. | 1st Deed   | \$36,661        | \$439,937        |
| SBA 504 LOAN 40%  | \$4,613,000         | 6.27%<br>Aug '26 | 25 Years<br>Full Amort.   | 2nd Deed   | \$30,488        | \$365,851        |
| BORROWER 10%      | \$1,122,000         |                  |                           |            |                 |                  |
| <b>TOTAL 100%</b> | <b>\$11,345,000</b> |                  |                           |            | <b>\$67,149</b> | <b>\$805,789</b> |

**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](mailto: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

23

Miller Pkwy

Spring Rd

Moorpark Fwy

Sunset

## MOORPARK MARKETPLACE



## TUSCANY SQUARE



## VILLAGE AT MOORPARK



# Patriot Commerce Center

868 Patriot Drive, Unit A/B, Moorpark, CA



## Contacts

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**CBRE**

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