

FOR LEASE  
OR SALE

# 741 CALLE PLANO

CAMARILLO, CALIFORNIA

[www.cbre.com/calleplano](http://www.cbre.com/calleplano)



## MAJOR RENOVATION UNDERWAY

Exterior remodel including new energy-efficient windows

New roof and office area HVAC

Removal of 8,500 SF of excess mezzanine

Approximately 6,732 SF new office area and restrooms, plus new plant restrooms

New parking lot and new landscaping

### FOR MORE INFORMATION PLEASE CONTACT:

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Oxnard, CA 93036



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## HIGH-IMAGE MULTI-PURPOSE FACILITY

### HIGHLIGHTS:

- › Flex R&D, Manufacturing, Warehouse
- › Corporate headquarters image
- › Extensive Window Line
- › Numerous Nearby Amenities...Hotel, Restaurants, etc.
- › Easy Ventura (101) Freeway Access

### FEATURES:

- › Approximately 6,732 SF office  
4,418 on mezzanine  
2,314 on ground floor
- › 3,000 Amp, 277-480 Volt, 3 Phase Power
- › 22' Minimum Clear Height
- › Truck High and Ground-level Loading
- › 6,200 SF Outside Storage Yard
- › 237 Car Parking Spaces

### SPECIFICATIONS:

**AVAILABLE SF FOR LEASE:** 58,536 SF - Divisible

**LEASE RATE:** \$43,902.00/month, NNN  
(\$0.75 per SF)

**Entire 102,298 SF building also available for sale, with a tenant occupying 34,253 SF.**

**Sale Price: \$13,000,000.00**

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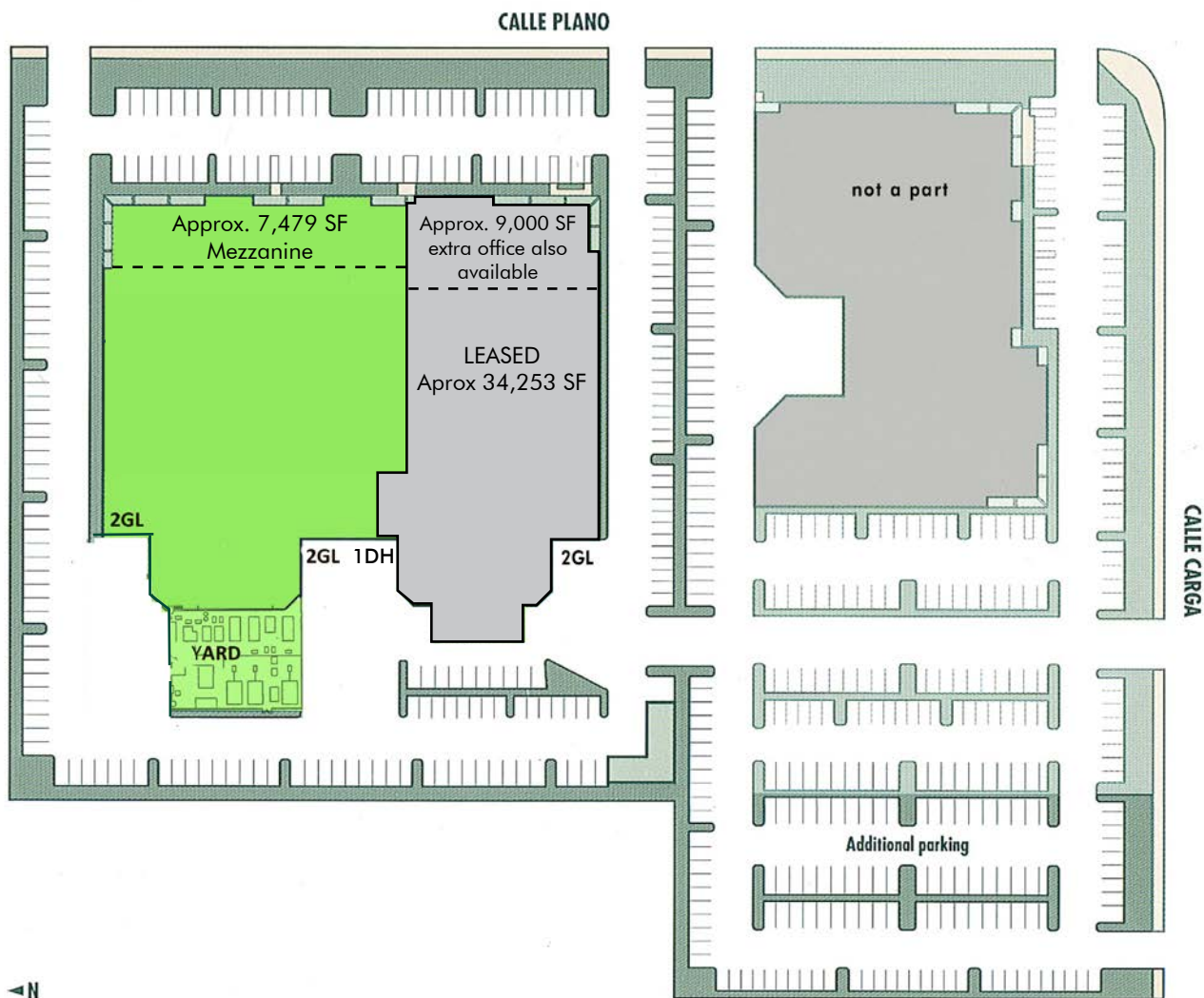
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6,100 SF Equipment / Storage Yard

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