

FOR LEASE

14399 Princeton Ave, Moorpark, CA

Class A Industrial Property in
Business Friendly Ventura County

For more information, please contact:

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Executive Summary

INVESTMENT OVERVIEW

NAI Capital Commercial is pleased to present the opportunity to lease 14399 Princeton Ave, a 45,916 SF class A industrial asset in the heart of Moorpark, CA. The highly functional property is zoned M1 and is perfect for a wide variety of industrial uses. It features 25 ft clear height in the warehouse, heavy power (1,200 amps/3phase), 4 dock highs, 3 ground level loading doors, and 147 parking spaces. The building includes 7,540 SF of office space, 3,770 SF of which is on the mezzanine level. It also has a newly remodeled kitchen and a secured yard.

14399 Princeton Ave is located directly off the 118 Freeway at Princeton Ave. It is located on the border of Los Angeles and Ventura counties, and enjoys easy access to both downtown Los Angeles (1 hour by car), and Port Hueneme (40 minutes). Port Hueneme is the only deep-water commercial harbor between Los Angeles and San Francisco.

Building Size	Available Space	Rate per Month	Lease Type	Term
45,916 SF	45,916 SF	\$1.40/SF	NNN	Negotiable





PROPERTY SPECIFICATIONS



Building Size:
45,916 SF



Price per Month:
\$1.40/SF



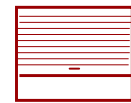
Lease Type:
NNN



Clear Height:
+/- 25 Feet



Power:
1,200 amps /
3 phase



Loading:
4 dock highs /
3 ground level



Total Office:
7,540 SF
(16%)



Lot Size:
5.10 AC



Parking:
147 spaces (3.19/1000)



Zoning:
M1

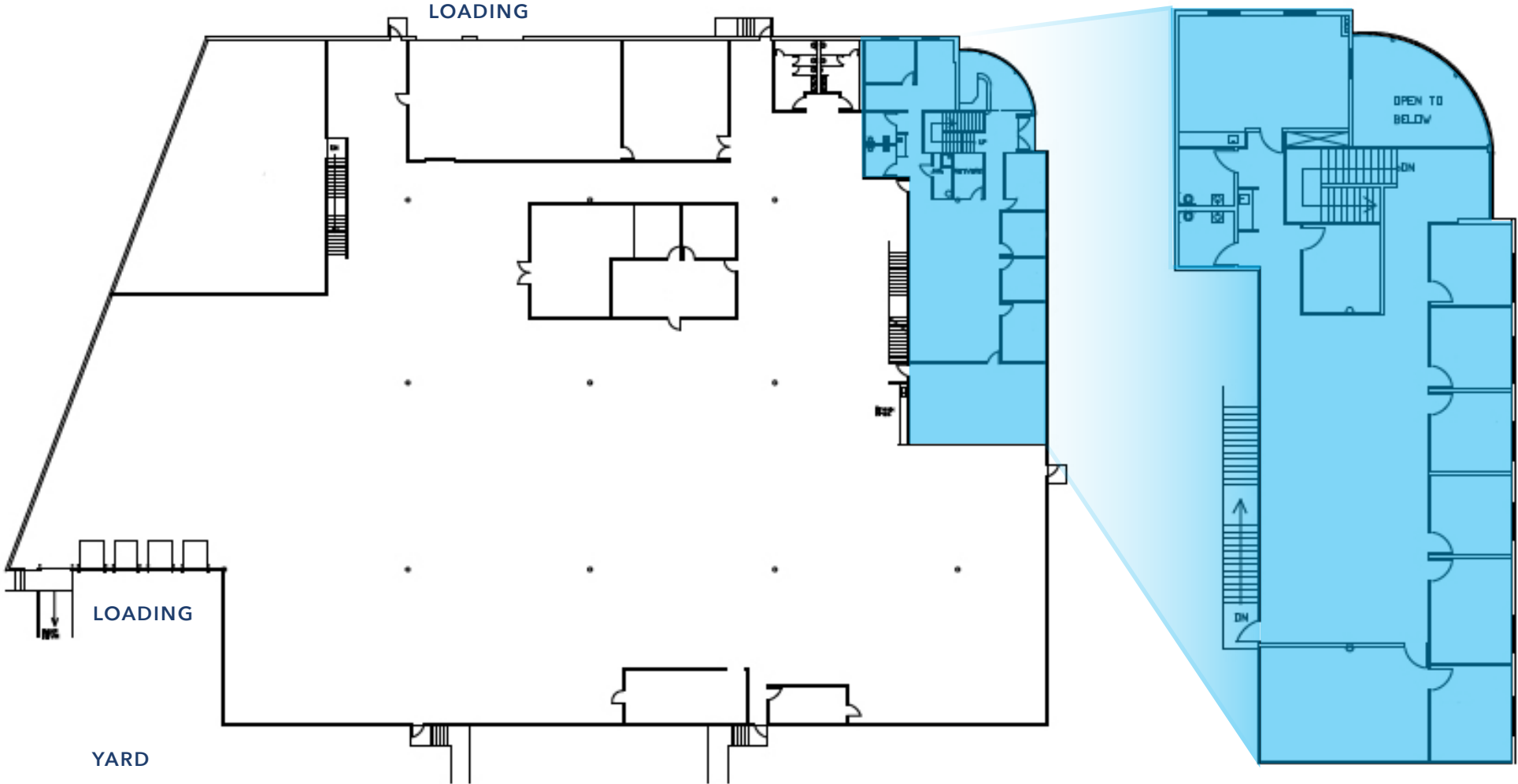


Year Built:
1998

Floor Plan

FIRST FLOOR

MEZZANINE

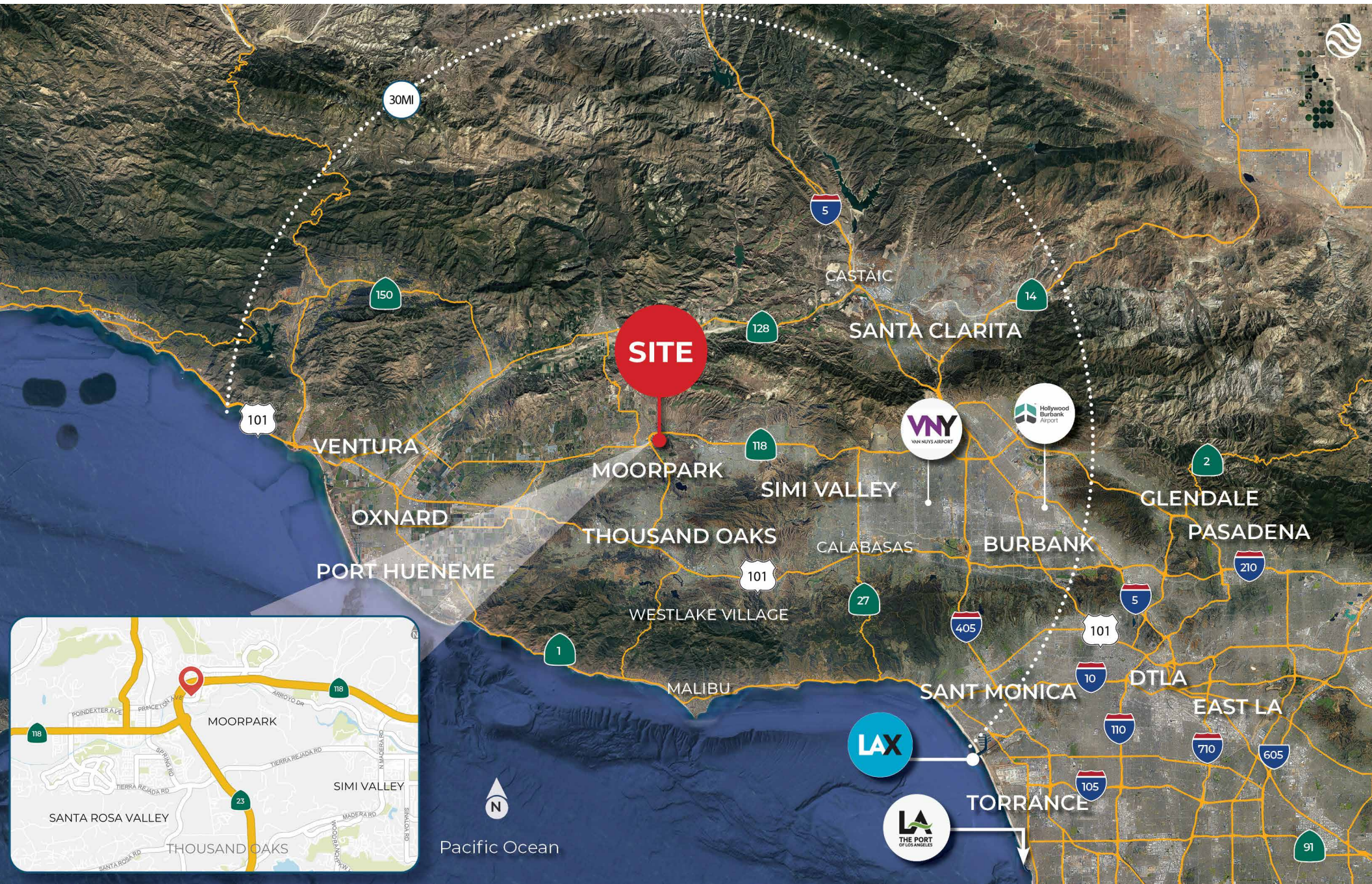


NOT TO SCALE

Aerial Map



Regional Map



Property Photos



Property Photos



Market Overview

Moorpark, CA

Moorpark, a city incorporated in July of 1983, spans 12.44 square miles. Located in the southeastern part of Ventura County, just 50 miles northwest of downtown Los Angeles, Moorpark is the natural choice for residency and raising a family. **Recognized for its outstanding safety record, it boasts the lowest number of serious crimes in Ventura County and ranks as one of the safest cities of its size in the United States.**

Conveniently positioned within 35 miles of Moorpark are the Burbank, Van Nuys, and Oxnard commuter airports, with Los Angeles International Airport a mere 50 miles away. **The city benefits from the Southern Pacific and AMTRAK rail systems, offering both freight and passenger services. Additionally, Moorpark hosts its own Metrolink Station, operating Monday through Friday on all lines and making regular stops from Oxnard to Los Angeles Union Station.**

Despite being one of the youngest cities in Ventura County, Moorpark's rich heritage as an agricultural center and a major railroad hub for the Southern Pacific Railroad has positioned it as a leading city for residents and businesses. **Over the past thirty years, Moorpark has been the fastest-growing city in Ventura County while maintaining rank as the least expensive city to do business in.**

Industrial Market

Moorpark encompasses 3,903,115 square feet of industrial space and is part of the booming Ventura-Los Angeles County industrial submarket. It offers a central warehouse/distribution industrial base that has experienced solid demand from an increasing population and employment base driven by robust e-commerce business in Ventura and Los Angeles counties.

Proximity to a productive labor force, a dense population base, and growth in e-commerce are key drivers of demand for industrial space in Moorpark, keeping vacancy low and rents and sale prices rising steadily for industrial space in the region.



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