

COMING IN Q2-2018

AVAILABLE FOR SALE OR FOR LEASE

56,306 SF CLASS A INDUSTRIAL BUILDING



CORNER OF TAPO CANYON RD. & LOS ANGELES AVE.

SIMI VALLEY, CA

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PROJECT HIGHLIGHTS

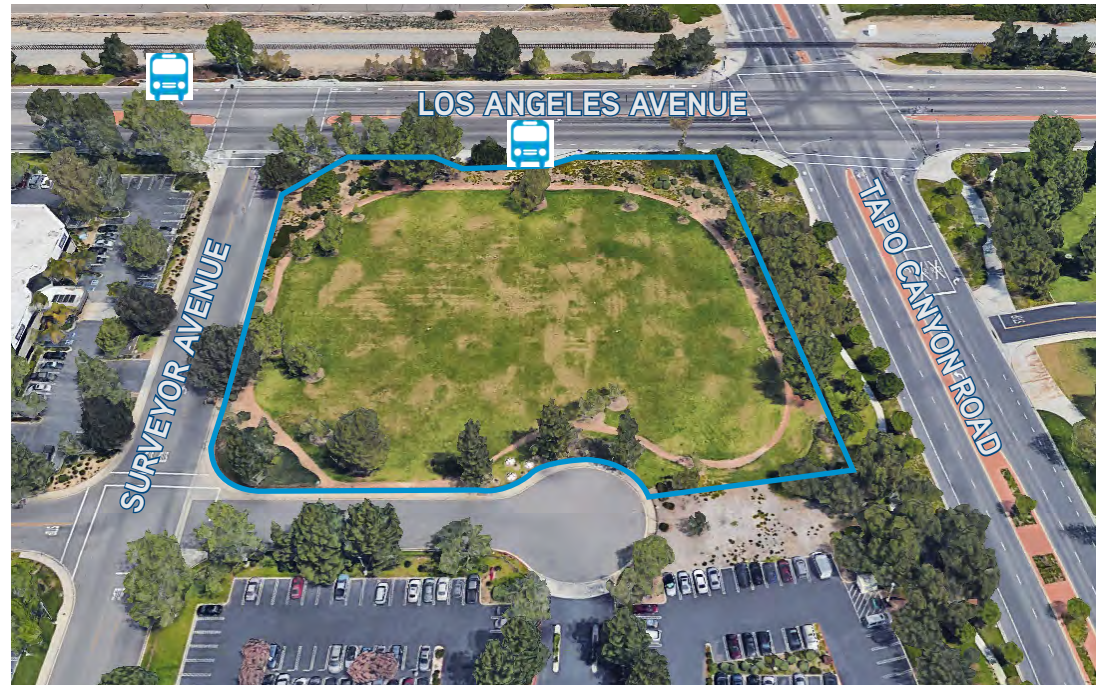
Tapo Canyon
Simi Valley

THE PROPERTY

- 56,306 SF brand new Class A Industrial facility on 2.98 acres of land
- Free standing building with major street frontage on Los Angeles Avenue, Tapo Canyon Road and Surveyor Avenue
- 30-foot minimum clearance in the warehouse
- ESFR sprinkler system
- Five (5) dock high doors and one (1) ground level door
- 6,000 SF of window lined first and second floor offices with open layout

THE LOCATION

- Ideal East Simi Valley location
- City of Simi Valley and Ventura County cost and quality of life benefits, with adjacent location to the City of Los Angeles and the San Fernando Valley
- Population of 122,801 within 5 miles, 1,307,075 within 15 miles and 4,860,875 within 30 miles
- Immediate 118 Freeway access
- Simi Valley and surrounding cities boast a highly educated work force and diverse, skilled labor pool
- Central to Ventura County and San Fernando Valley
- Immediately adjacent to public transportation - bus and train stop
- Close proximity to walking / bike paths and open space



SITE PLAN

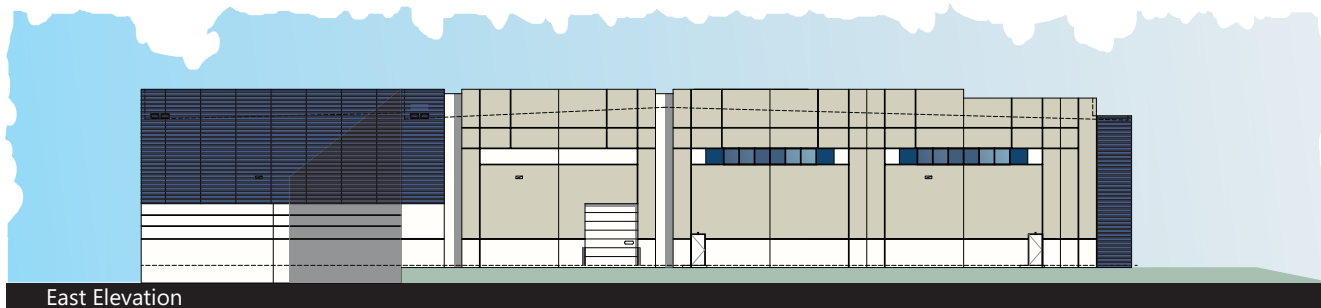
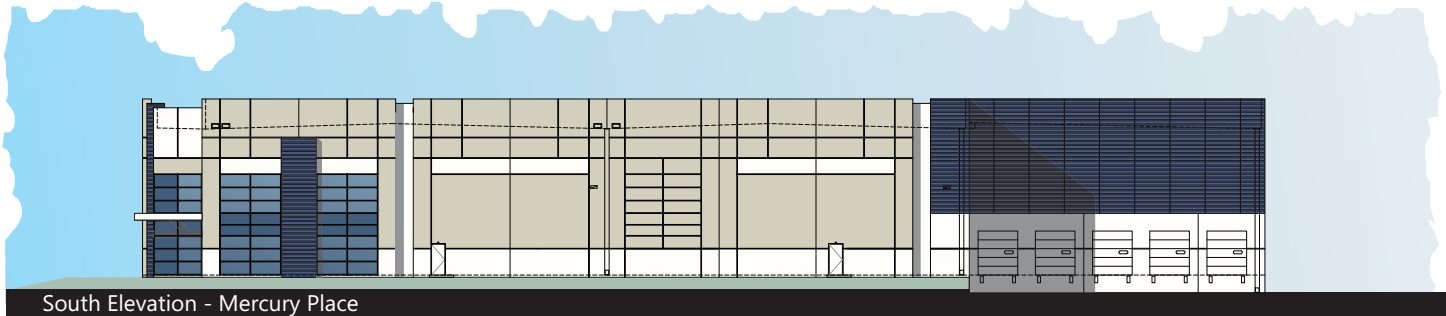
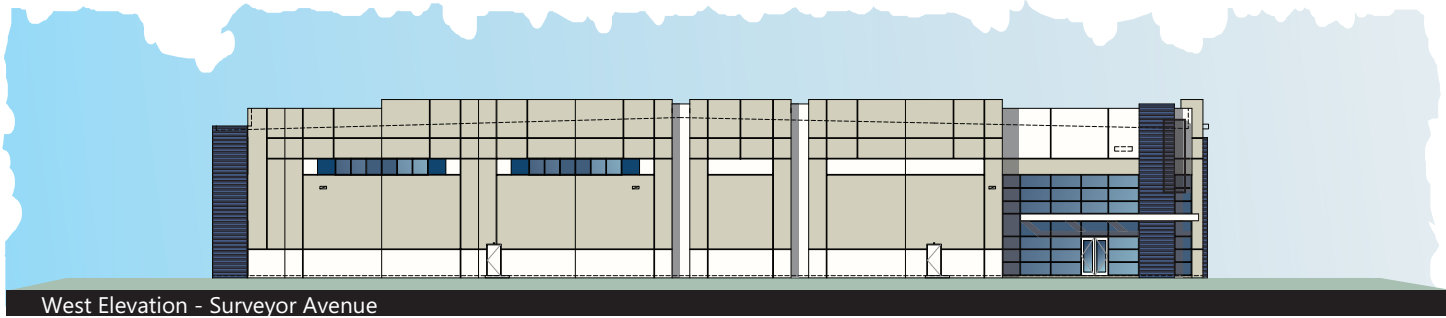
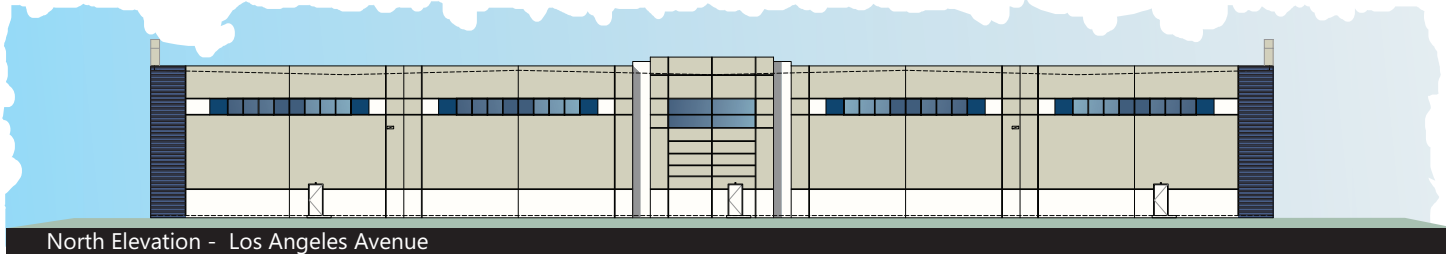
Tapo Canyon
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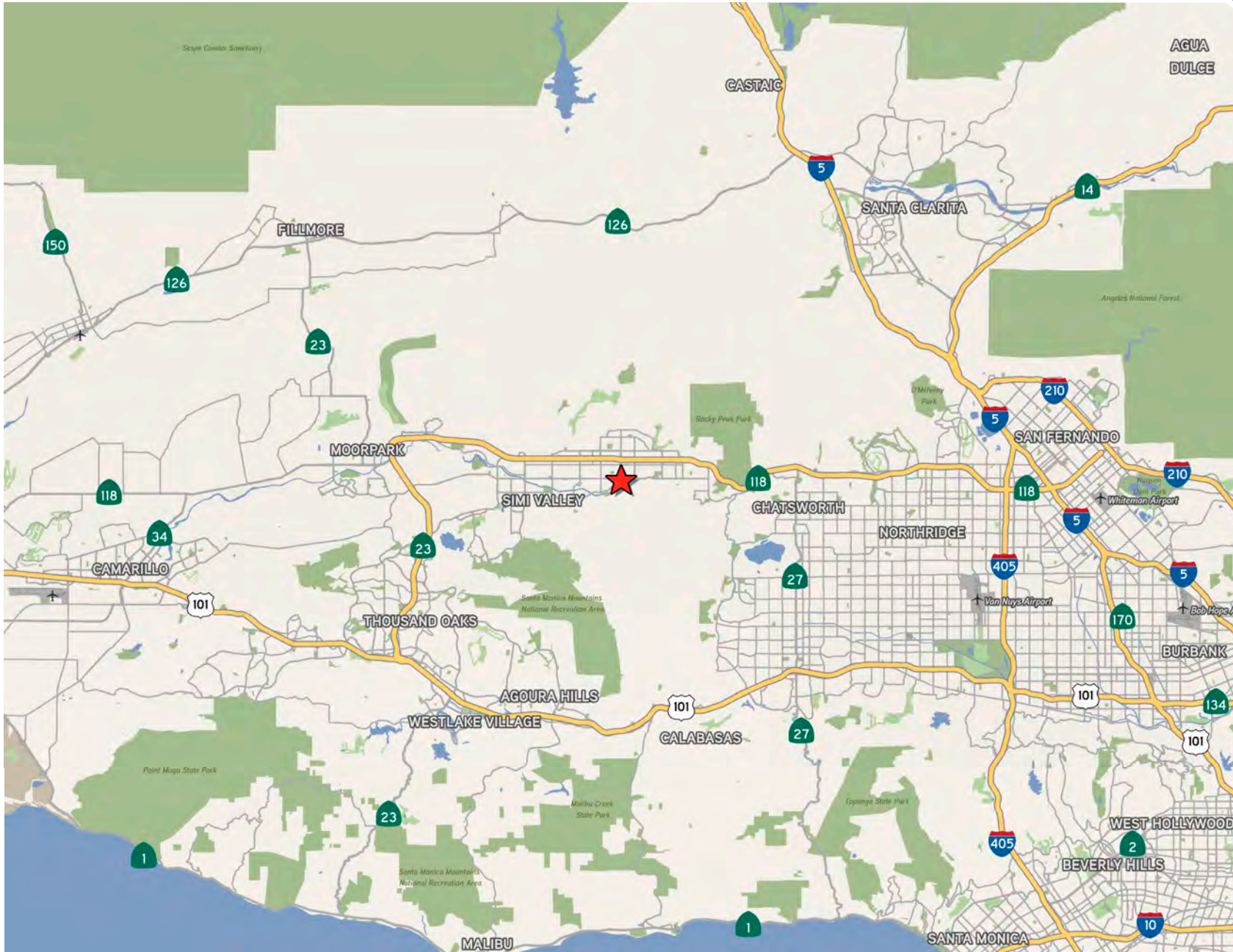
ELEVATIONS

Tapo Canyon
Simi Valley



LOCATION MAP

Tapo Canyon
Simi Valley



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AMENITIES MAP

Tapo Canyon
Simi Valley



DOING BUSINESS IN SIMI VALLEY

Tapo Canyon
Simi Valley

The City of Simi Valley is an ideal location for your business. Other companies that call Simi Valley home include:

- Aerovironment
- All American Containers
- Arconic
- Bank of America
- Bellami Hair
- California Lasers
- Entertainment Earth
- Eurow & O'Reilly
- Kingsbridge International
- L3 Communications
- Meggitt Safety Systems
- Milgard Manufacturing
- Polytainer
- Port to Port
- Pure Aire Corporation
- Ricoh Printing Systems
- Scientific Cutting Tools
- Tangerine Global
- Titan LED

Immediately adjacent to the City of Los Angeles and San Fernando Valley, with the cost and quality of life benefits of the City of Simi Valley and Ventura County:

	City of Los Angeles	City of Simi Valley
Electrical Tax	12.5%	0%
Communications Tax	9%	0%
Natural Gas Tax	10%	0%
Secured Property Tax Rate	1.39040%	1.11960% (1.08410% + 0.0355%)
Unsecured Property Tax Rate	1.33349%	1.07540%
Transient Occupancy Tax	14%	10%
Sales Tax Rate	9.0%	7.5%
Electrial Rate (average rate)	\$0.1371 / kWh (\$0.1542 with utility tax)	\$0.1340 / kWh
Business Tax, Manufacturing based on \$10 million gross receipts	\$10,500	\$3,750
Business Tax, Professional / General Office based on \$10 million gross receipts	\$50,193	\$3,750
PACE Program Eligible	No	Yes
SCE Savings by Design Eligible	No	Yes



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