

# INDUSTRIAL FOR LEASE

AVAIL SF: 2,736

TOTAL BLDG SF: 15,489



ADDRESS 4593 ISH DR UNIT 310, SIMI VALLEY CA ZIP 93063

**\*\*Located In Beautiful Tapo Business Park\*\***  
**Breathtaking Mountain Views & Pristine Surroundings**  
**Easy Access To 118 Frwy Via Tapo Canyon**

LEASE RENTAL \$ 3,557 /mo Gross 1.299 Net \_\_\_\_\_ Term ACCEPTABLE TO OWNER  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2006-2007  
 Terms \_\_\_\_\_ Possession CB  
 Avail SF 2,736 Dim IRR X IRR Power A 200 V 240-208 Ø 3 W 4  
 Min. SF 2,736 Dim IRR X IRR Lighting HALGN Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF POL Dim \_\_\_\_\_ Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof STF Grd Lev Drs 1 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M 0 W 0  
 Sprkd YES Min Clr Hgt 18 **OFFICE DATA** Ofc SF 442 # 3 Rest Rms: M 0 W 1  
 Pkg 6 Fenced N Yr Blt \_\_\_\_\_ A/C N Heat N Finished Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 498-G3 Zone GI To Show Call Broker - FOR APPOINTMENT Sp. Feat. \_\_\_\_\_  
 AGENT Mike Tingus (818)223-4380, Scott Linklater (818)223-4394, Region VEN Listing # 1158007  
Randy Kobata (818)223-4383 FIRM Lee & Associates 02/16/07  
 FTFCF AP250N000S000/AOAA Notes Call broker - for appointment. Lease terms: 3 to 5 years w / annual CPI. Please verify all information contained herein

**THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS**

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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