

INDUSTRIAL FOR LEASE

AVAIL SF: 2,736

TOTAL BLDG SF: 15,489



ADDRESS 4593 ISH DR UNIT 320, 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 120-208 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 # 1158008
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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