

Available SF 2,976 SF

Industrial Condo For Sale
Building Size 51,234 SF


Property Name: Guardian Ridge Business Park
Address: 4180 Guardian St, Unit 102, Simi Valley, CA 93063
Cross Streets: Tapo Canyon Rd/Guardian St

Premium Industrial Unit w/ Upgraded Features
 High Quality Window Coverings in Office
 Large Cooling Fans in Warehouse
 Additional Electrical Outlets/Drops Installed in Warehouse
 Enhanced LED Lighting in Warehouse

Sale Price:	\$1,390,000.00	Sprinklered:	Yes	Office SF / #:	670 SF / 1
Sale Price/SF:	\$467.07	Clear Height:	17' - 18'	Restrooms:	1
Available SF:	2,976 SF	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Prop Lot Size:	POL	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:		A: 100 V: 277/480 O: 3 W:		Include In Available:	No
Yard:	No	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	BP(SP)	Const Status/Year Blt:	Existing / 2024	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces: 6	/ Ratio: 2.0:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Office	Market/Submarket:	Moorpark/Simi Valley
				APN#:	626005208

Listing Company: Lee & Associates
Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:ericabalin@lee-re.com)

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Notes: Buyer to independently verify all information contained herein. Seller/Broker/Agent cannot guarantee its accuracy. Call broker for appointment, do not go direct.