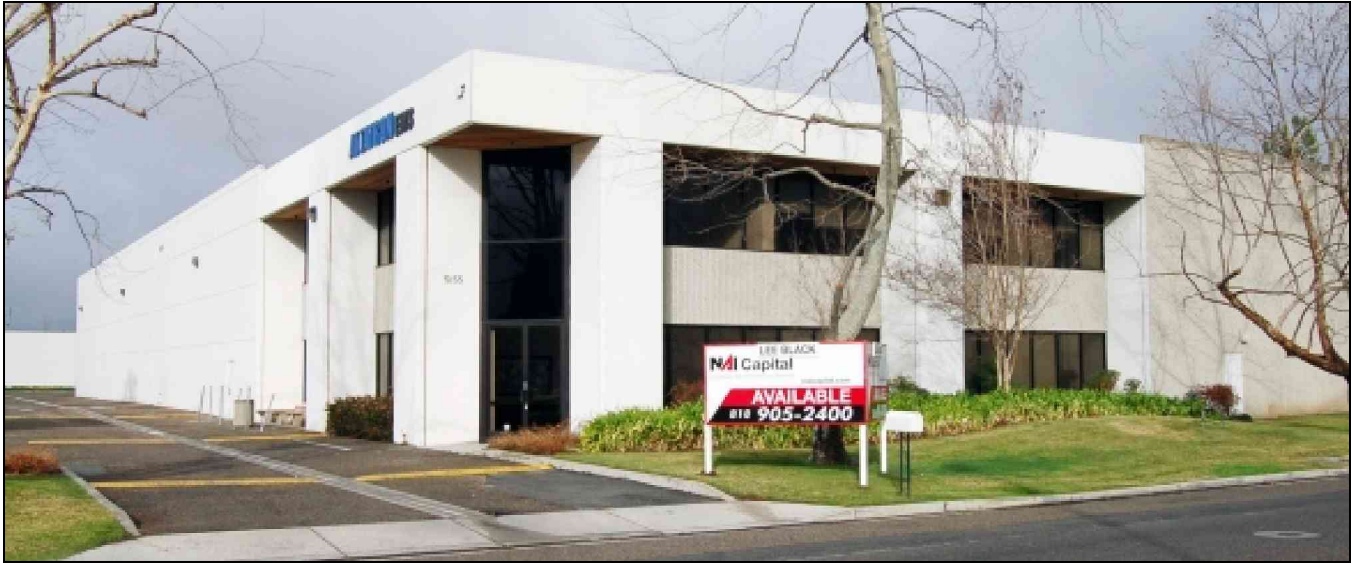


# INDUSTRIAL FOR LEASE

AVAIL SF: 54,052

TOTAL BLDG SF: 54,052



ADDRESS 5155 GOLDMAN AV, MOORPARK CA ZIP 93021

**STATE OF THE ART HIGH TECH MANUFACTURING FACILITY  
 FULL HVAC HEAVY POWER EXCELLENT LOADING  
 28,000SF ASSEMBLY - 17,500SF OFFICES - 8,500SF WHSE  
 OUTSTANDING INDUSTRIAL DESIGN**

LEASE RENTAL \$ 37,296 /mo Gross \_\_\_\_\_ Net 0.690 Term 5-10 YEARS WITH C.O.L.A.  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 34,728.00 Yr 2006-2007  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 54,052 Dim 206 X 240 Power A 1600 V 277-480 Ø 3 W 4  
 Min. SF 54,052 Dim 206 X 240 Lighting FLUOR Heat HVAC Cooling HVAC PWR Notes PLEASE VERIFY  
 Land SF 111,078 Dim 302 X 367 Trk Hi Pos 2 Dim 12x14  
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12x14 Dock N Well Y  
 Foil Y Sklts Y Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1  
 Sprkd .33/3000 Min Clr Hgt 22 OFFICE DATA Ofc SF 17,500 # 6 Rest Rms: M 1 W 1  
 Pkg 116 Fenced N Yr Blt 1986R93 A/C Y Heat Y Finished Ofc Mezz SF 3,000 Incl in Avail SF Y  
 Thomas Bk Pg# 496-C1 Zone M2 To Show Call Broker - OCCUPIED Sp. Feat. \_\_\_\_\_  
 AGENT Lee Black (818)905-2400 Region VEN Listing # 1157789  
 FIRM NAI Capital Commercial 02/09/07  
 FTFC CB300Y200S000/OAA Notes CALL BROKER FOR PURCHASE OPTIONS.

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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