



## FLEX INVESTMENT - PERFECT FOR 1031 BUYER

2125 Madera Rd. , Simi Valley CA 93065

PRICE: \$13,000,000.00

Lot Size: 3.46 Acres

Sqft: 70,194

Floors: 2

### OTHER FEATURES:

- ✚ Extensive TI's by Tenants
- ✚ Solar in place
- ✚ 2% Commission Split
- ✚ No Free Rents or Early Outs
- ✚ 4 Dock High Loading Doors
- ✚ Offices, Showroom = FLEX
- ✚ Over 180 Parking Spaces
- ✚ 1 Ground Level Loading Door

### PROPERTY DESCRIPTION:

This property is an OFF MARKET BEAUTY! Located in the beautiful city of Simi Valley, it is the perfect 1031 exchange or Investment property. Over 80% of the existing tenants have 5 or more years remaining on their NNN leases. Tenants are either Global or Multi State established and generate over \$670,000 NOI. MAKE YOUR OFFER BEFORE WE GO PUBLIC

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