

**500,502 SF Six-Building Industrial  
Complex On 35.6 Acres**

**NEC MADERA ROAD & EASY STREET | SIMI VALLEY, CA**

# **EASY STREET**

## **Industrial Center**

**NEWMARK**

**XEBEC®**



# PROPERTY OVERVIEW

Located in Simi Valley, Easy Street Industrial Center is a unique North Los Angeles market opportunity to lease or purchase brand new, modern industrial buildings ranging from 26,118 SF to 175,035 SF with the ability to occupy up to 500,502 SF in one campus location. The six-building industrial campus is currently under construction, and estimated delivery of the project is mid-2023.

Easy Street Industrial Center offers immediate proximity to the San Fernando Valley and is central to the North Los Angeles region and beyond. With easy access to the Burbank Airport, Port of Hueneme, UPS, FedEx and Amazon, Easy Street Industrial Center is a highly coveted location. The City of Simi Valley is extremely business-friendly, amenity-rich and consistently ranked one of the safest cities in America.

See Building Details section for information regarding which buildings are offered for sale.





# PROJECT DETAILS



BRAND NEW CLASS A  
DEVELOPMENT



IMMEDIATE ACCESS TO 118  
FREEWAY



ESFR SPRINKLERS



32' MINIMUM CLEAR HEIGHT  
(24' MINIMUM CLEAR HEIGHT FOR  
BUILDING 4)



1 DOCK HIGH DOOR PER  
8,000 SF

Designed to meet the modern demands of a wide range of uses  
from 3,845 SF to 320,000 SF

Prominent visibility from Madera Road and Easy Street

Large truck courts

Amenity rich area

High image window lined office space

Heavy power



# PROGRESS PHOTOS - SEPT. 2022





# BUILDING 1



Total Building Size	144,965 SF
Minimum Divisible SF	75,000 SF
Land Size / Coverage	367,936 SF 39.4%
Clear Height	32'
Dock High Loading	30
Ground Level Loading	2
Total Office Space	up to 12,957 SF
Office Mezzanine	4,457 SF
Power	2000 Amps 277/480 Volts
Sprinklers	ESFR
Parking	234
Monthly Lease Rate	TBD
Asking Sale Price	NFS

# BUILDING 2

Total Building Size	175,035 SF
Minimum Divisible SF	175,035 SF
Land Size / Coverage	410,555 SF 42.6%
Clear Height	32'
Dock High Loading	21
Ground Level Loading	2
Total Office Space	up to 10,000 SF
Office Mezzanine	0 SF
Power	2000 Amps 277/480 Volts
Sprinklers	ESFR
Parking	335 auto up to 30 trailer stalls
Monthly Lease Rate	TBD
Asking Sale Price	NFS

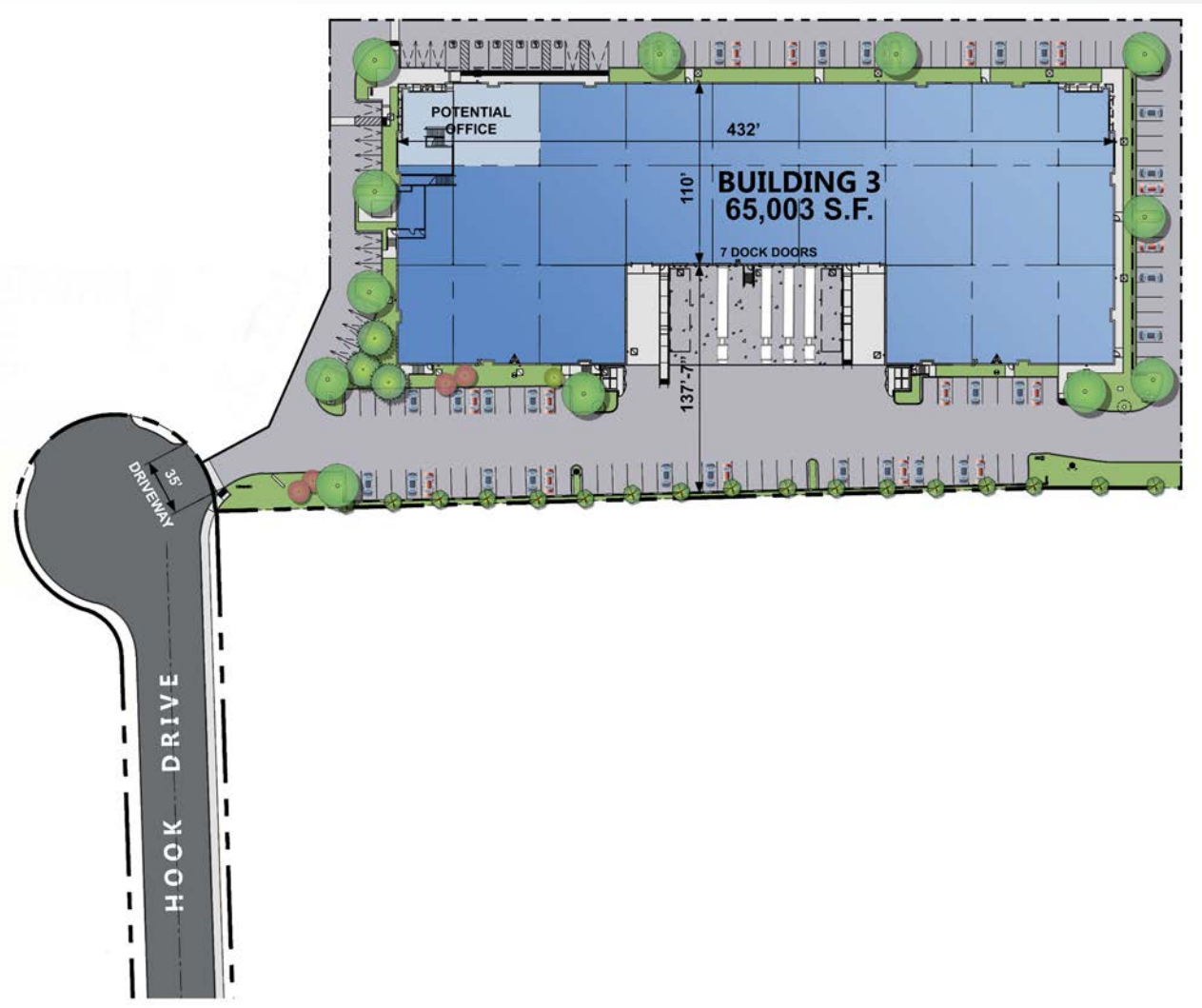


# BUILDING 2 - TRAILER PARKING ALTERNATIVE





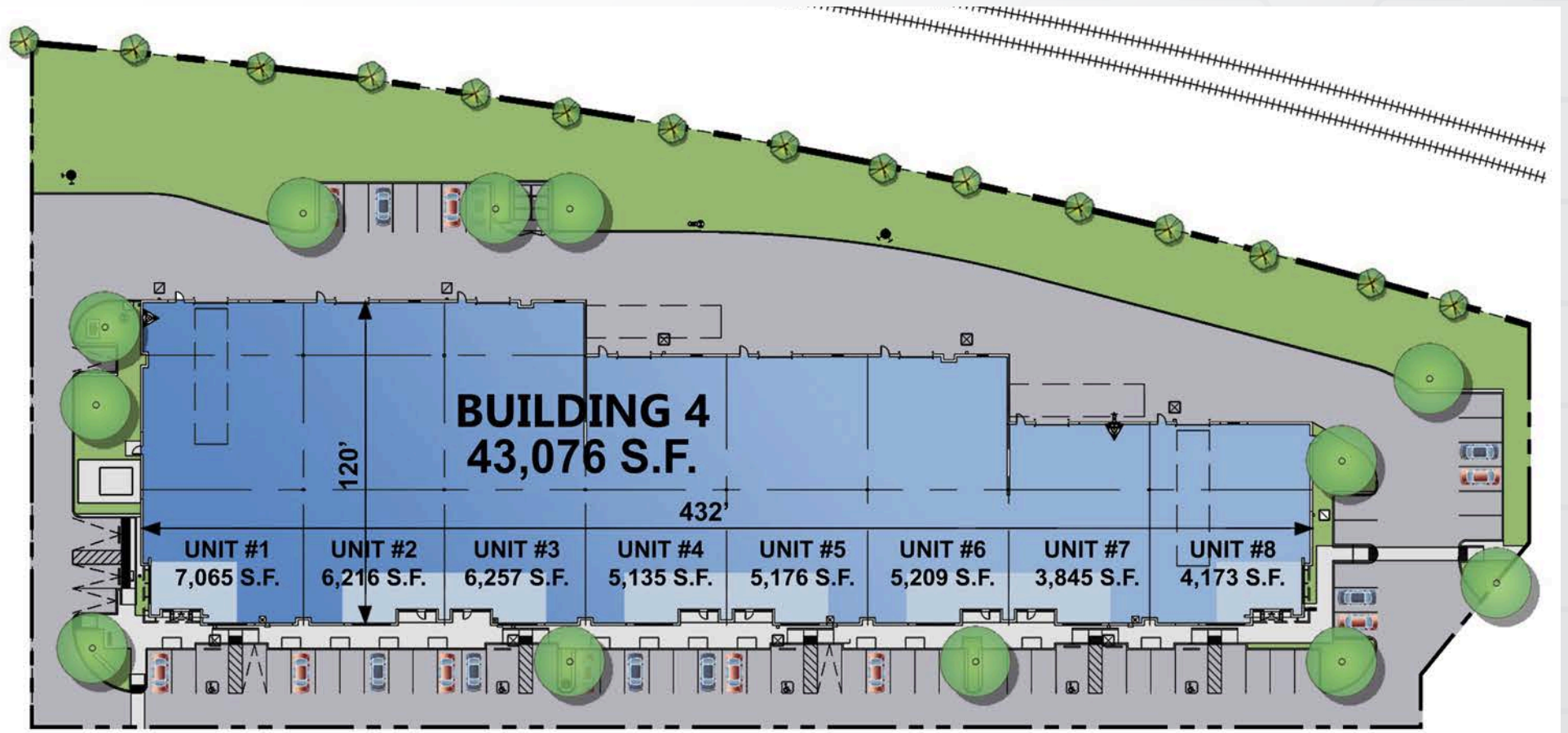
# BUILDING 3



Total Building Size	65,003 SF
Minimum Divisible SF	35,000 SF
Land Size / Coverage	POL
Clear Height	32'
Dock High Loading	7
Ground Level Loading	2
Total Office Space	2,959 SF
Office Mezzanine	1,459 SF
Power	2000 Amps 277/480 Volts
Sprinklers	ESFR
Parking	144
Monthly Lease Rate	TBD
Asking Sale Price	TBD



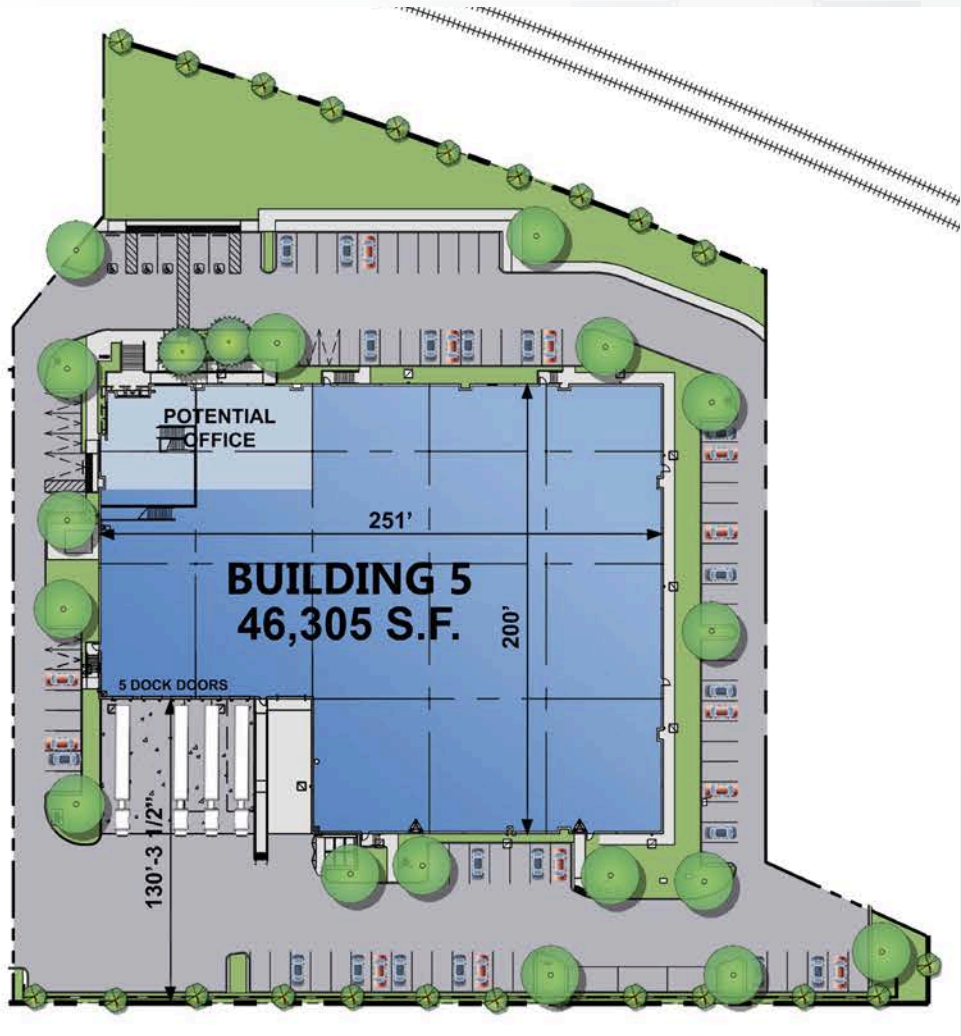
# BUILDING 4



Total Building Size	43,076 SF 8 units	Ground Level Loading	8	Parking	64
Minimum Divisible SF	3,845 SF	Total Office Space	4,000 SF total avg. 500 SF / unit	Monthly Lease Rate	TBD
Land Size / Coverage	POL	Office Mezzanine	0 SF	Asking Sale Price	TBD
Clear Height	24'	Power	2000 Amps 277/480 Volts		
Dock High Loading	0	Sprinklers	ESFR		



# BUILDING 5



Total Building Size 46,305 SF

Minimum Divisible SF 46,305 SF

Land Size / Coverage POL

Clear Height 32'

Dock High Loading 5

Ground Level Loading 1

Total Office Space 3,965 SF

Office Mezzanine 1,965 SF

Power 800 Amps  
277/480 Volts

Sprinklers ESFR

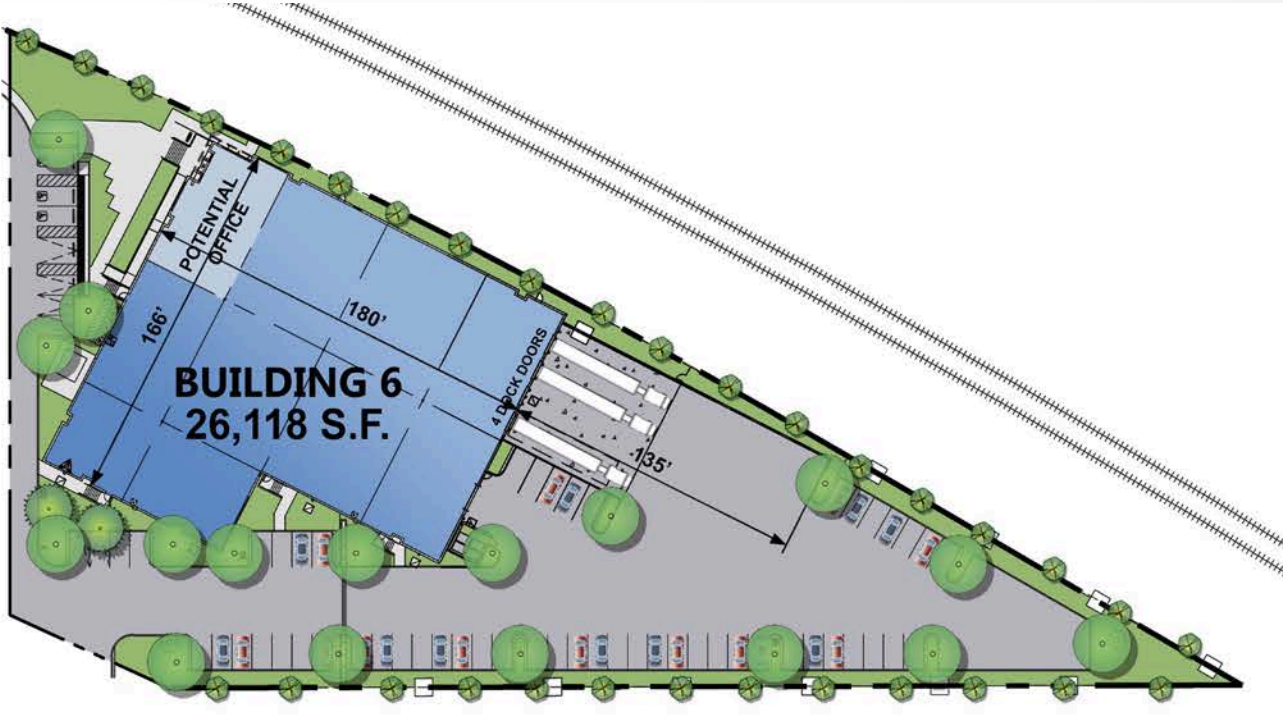
Parking 95

Monthly Lease Rate TBD

Asking Sale Price TBD



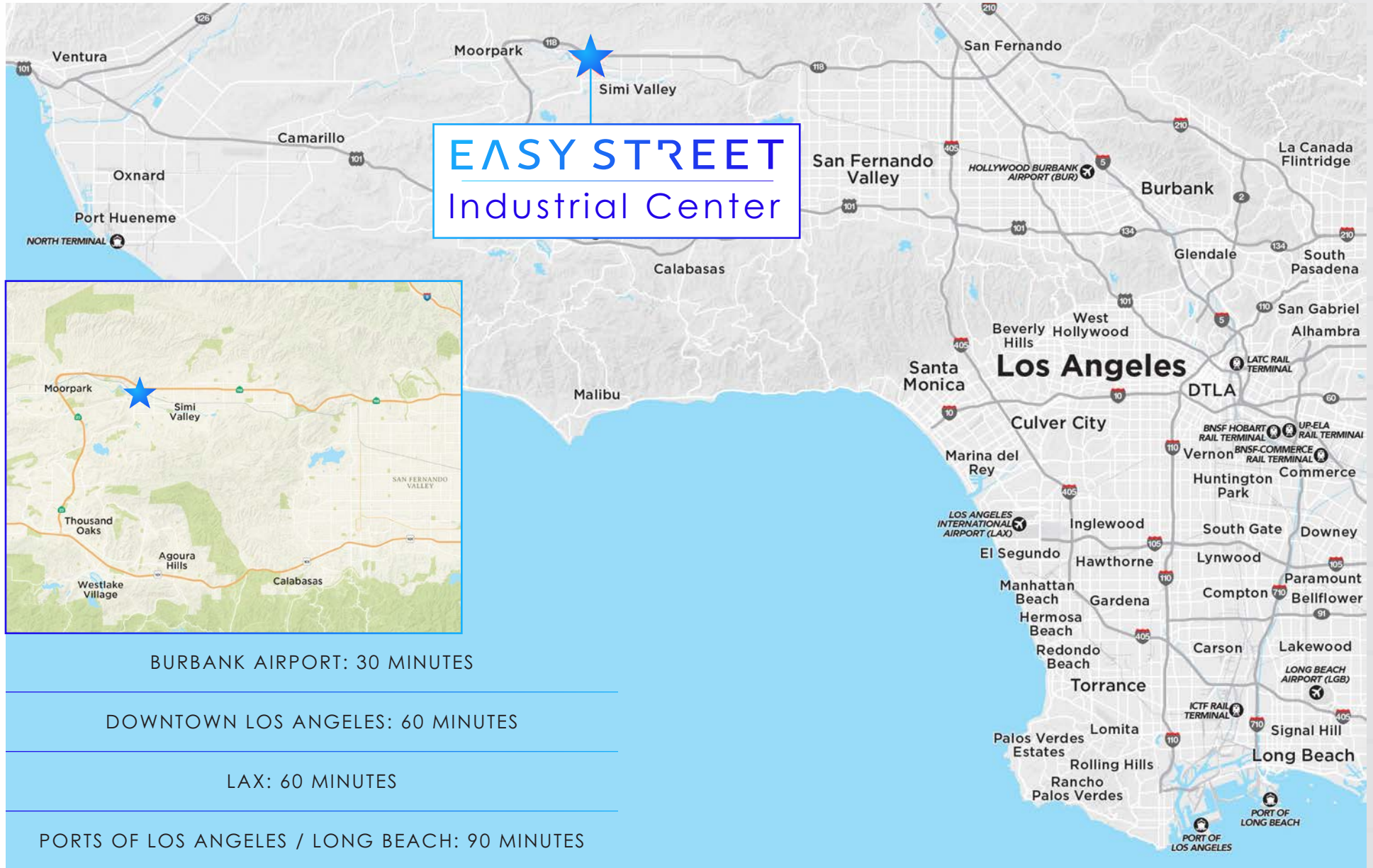
# BUILDING 6



Total Building Size	26,118 SF
Minimum Divisible SF	26,118 SF
Land Size / Coverage	POL
Clear Height	32'
Dock High Loading	4
Ground Level Loading	1
Total Office Space	2,500 SF
Office Mezzanine	0 SF
Power	800 Amps 277/480 Volts
Sprinklers	ESFR
Parking	62
Monthly Lease Rate	TBD
Asking Sale Price	TBD



# LOCATION





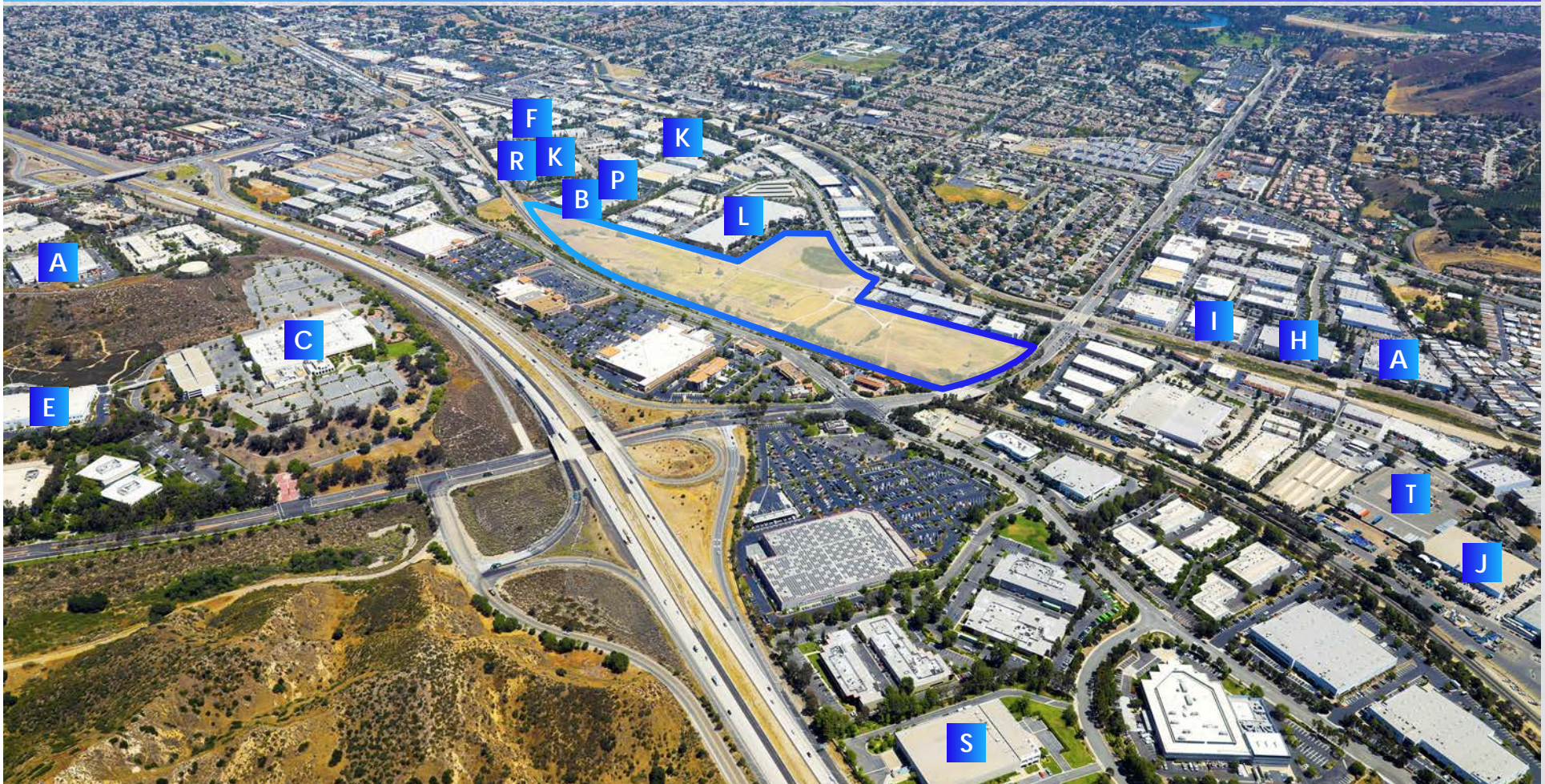
# LOCAL AMENITIES





# CORPORATE NEIGHBORS

<b>A</b>  AeroVironment™	<b>B</b>  All American Cosmetics	<b>C</b>  amazon	<b>D</b>  Andwin Scientific
<b>E</b>  Bank of America.	<b>F</b>  California Lasers Inc.	<b>G</b>  DERMA-E	<b>H</b>  ENTERTAINMENT EARTH
<b>I</b>  EUROW	<b>J</b>  L3HARRIS™	<b>K</b>  LIFETECH RESOURCES	<b>L</b>  Milgard WINDOWS & DOORS
<b>M</b>  pharmagel® AGE DEFYING SKIN CARE	<b>N</b>  Poly-Tainer	<b>O</b>  PQL PREMIUM QUALITY LIGHTING	<b>P</b>  RICOH
<b>Q</b>  RSD REFRIGERATION SUPPLIES DISTRIBUTOR	<b>R</b>  SUNDESS FARM INC.	<b>S</b>  SPECIALTY FABRICATIONS, INCORPORATED	<b>T</b>  UPS Freight 





# AREA OVERVIEW

The City of Simi Valley is an ideal location for your business. A diverse mix of companies locate in Simi Valley for attractive facility costs, well educated and productive work force, and an unmatched quality of life. The City of Simi Valley's supportive city government, along with an active Chamber of Commerce, combine to create an environment for success. Additionally, the city offers incentive programs to businesses operating within city limits, and has established partnerships with various organizations to assist businesses in the community excel. The city's Business Resource Center is a one stop reference center, available to all businesses within Simi Valley.

# CONSUMER REACH

3,650,851 people within 30 miles  
11,925,341 people within 60 miles  
17,648,658 people within 90 miles  
20,136,258 people within 120 miles

Immediately adjacent to the city of Los Angeles and the San Fernando Valley, with the cost and quality of life benefits of the City of Simi Valley and Ventura County.

	CITY OF LOS ANGELES	CITY OF SIMI VALLEY
ELECTRICAL TAX	12.5%	0%
COMMUNICATIONS TAX	9%	0%
NATURAL GAS TAX	10%	0%
SECURED PROPERTY TAX RATE	1.39040%	1.11960% (1.08410% + 0.0355%)
UNSECURED PROPERTY TAX RATE	1.33349%	1.07540%
TRANSIENT OCCUPANCY TAX	14%	10%
SALES TAX RATE	9.0%	7.5%
ELECTRICAL RATE (AVG.)	\$0.1371 / kWh (\$0.1542 with utility tax)	\$0.1340 / kWh
BUSINESS TAX, MANUFACTURING	\$10,500	\$3,750
BUSINESS TAX, PROFESSIONAL / GENERAL OFFICE	\$50,193	\$3,750
PACE PROGRAM ELIGIBLE	No	Yes
SCE SAVINGS BY DESIGN ELIGIBLE	No	Yes



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# EASY STREET

## Industrial Center

**CORPORATE LICENSE # 01355491**

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**NEWMARK**