

Available SF 13,632 SF

Industrial For Lease

Building Size 73,925 SF



Property Name: Bender Farms Industrial Center
Address: 600 Todd Ln, Unit E, Santa Paula, CA 93060
Cross Streets: Todd Ln/Calpipe Rd

Brand New Construction
Immediate Highway (SR 126) Access
Dock High and Ground Level Loading
Concrete and Fenced Yard
Units Can Be Combined - See Notes
Additional Power Available

Lease Rate/Mo: \$17,040
Lease Rate/SF: \$1.25
Lease Type: NNN
Available SF: 13,632 SF
Minimum SF: 13,632 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2026
Yard: Fenced/Paved
Zoning: I

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 14'x16'
DH Doors/Dim: 3 / 14'x16'
A: TBD V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: U/C / 2026
Whse HVAC: No
Parking Spaces: 28 / **Ratio:** 2.1:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,440 SF / 4
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz:
Include In Available:
Unfinished Mezz:
Include In Available:
Possession: Completion
Vacant: N/A
To Show: Call broker
Market/Submarket: Fillmore/Santa Paula
APN#: 099003034

Listing Company: CBRE, Inc
Agents: [John Cardona 805-288-4674](mailto:John.Cardona@cbre.com)

Listing #: 44310973

Listing Date: 02/10/2026

FTCF: CB300N000S000/OAA

Notes: Under construction. Call broker to show. Monthly OpEx: TBD. Units can be combined from 13,632 SF, 27,264 SF, 46,656 SF, and 60,288 SF. Natural gas stubbed to building. Tenant to verify all information herein.