

Available SF 19,392 SF

Industrial For Lease

Building Size 73,925 SF



**Property Name:** Bender Farms Industrial Center  
**Address:** 600 Todd Ln, Unit C, 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

|                         |  |                                    |                        |                              |                      |
|-------------------------|--|------------------------------------|------------------------|------------------------------|----------------------|
| <b>Lease Rate/Mo:</b>   | \$23,270   | <b>Sprinklered:</b>                | Yes                    | <b>Office SF / #:</b>        | TBD                  |
| <b>Lease Rate/SF:</b>   | \$1.20   | <b>Clear Height:</b>               | 24'                    | <b>Restrooms:</b>            | 4                    |
| <b>Lease Type:</b>      | NNN  | <b>GL Doors/Dim:</b>               | 1 / 14'x16'            | <b>Office HVAC:</b>          | Heat & AC            |
| <b>Available SF:</b>    | 19,392 SF  | <b>DH Doors/Dim:</b>               | 4 / 14'x16'            | <b>Finished Ofc Mezz:</b>    | 0 SF                 |
| <b>Minimum SF:</b>      | 19,392 SF  | <b>A: TBD V: 277/480 O: 3 W: 4</b> |                        | <b>Include In Available:</b> | No                   |
| <b>Prop Lot Size:</b>   | POL  | <b>Construction Type:</b>          | TILT UP                | <b>Unfinished Mezz:</b>      | 0 SF                 |
| <b>Term:</b>            | Acceptable to Owner  | <b>Const Status/Year Blt:</b>      | U/C / 2026             | <b>Include In Available:</b> | No                   |
| <b>Sale Price:</b>      | NFS  | <b>Whse HVAC:</b>                  | No                     | <b>Possession:</b>           | Completion           |
| <b>Sale Price/SF:</b>   | NFS  | <b>Parking Spaces: 40 / Ratio:</b> | 2.1:1                  | <b>Vacant:</b>               | N/A                  |
| <b>Taxes:</b>           | / 2026   | <b>Rail Service:</b>               | No                     | <b>To Show:</b>              | Call broker          |
| <b>Yard:</b>            | Fenced / Paved   | <b>Specific Use:</b>               | Warehouse/Distribution | <b>Market/Submarket:</b>     | Fillmore/Santa Paula |
| <b>Zoning:</b>          | I  |                                    |                        | <b>APN#:</b>                 | 099003034            |
| <b>Listing Company:</b> | CBRE, Inc  |                                    |                        |                              |                      |
| <b>Agents:</b>          | <a href="mailto:john.cardona@cbre.com">John Cardona 805-288-4674</a>   |                                    |                        |                              |                      |
| <b>Listing #:</b>       | 44310952   | <b>Listing Date:</b>               | 02/10/2026             | <b>FTCF:</b>                 | CB300N000S000/OAA    |
| <b>Notes:</b>           | 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. |                                    |                        |                              |                      |