

Available SF 13,632 SF

Industrial For Lease

Building Size 73,925 SF



Property Name: Bender Farms Industrial Center
Address: 600 Todd Ln, Unit B, 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	Sprinklered:	Yes	Office SF / #:	TBD
Lease Rate/SF:	\$1.25	Clear Height:	24'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1 / 14'x16'	Office HVAC:	Heat & AC
Available SF:	13,632 SF	DH Doors/Dim:	4 / 14'x16'	Finished Ofc Mezz:	0 SF
Minimum SF:	13,632 SF	A: TBD V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	U/C / 2026	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Completion
Sale Price/SF:	NFS	Parking Spaces: 28 / Ratio: 2.1:1		Vacant:	N/A
Taxes:	/ 2026	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Fillmore/Santa Paula
Zoning:	I			APN#:	099003034
Listing Company:	CBRE, Inc				
Agents:	John Cardona 805-288-4674				
Listing #:	44310934	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.				