

Available SF 13,632 SF

Industrial For Lease

Building Size 73,925 SF



**Property Name:** Bender Farms Industrial Center  
**Address:** 600 Todd Ln, Unit A, 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>	\$17,040	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	TBD
<b>Lease Rate/SF:</b>	\$1.25	<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>	13,632 SF	<b>DH Doors/Dim:</b>	3 / 14'x16'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	13,632 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: 28 / Ratio: 2.1:1</b>		<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>	44310921	<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.				