

INDUSTRIAL FOR LEASE

AVAIL SF: 16,839

TOTAL BLDG SF: 35,371



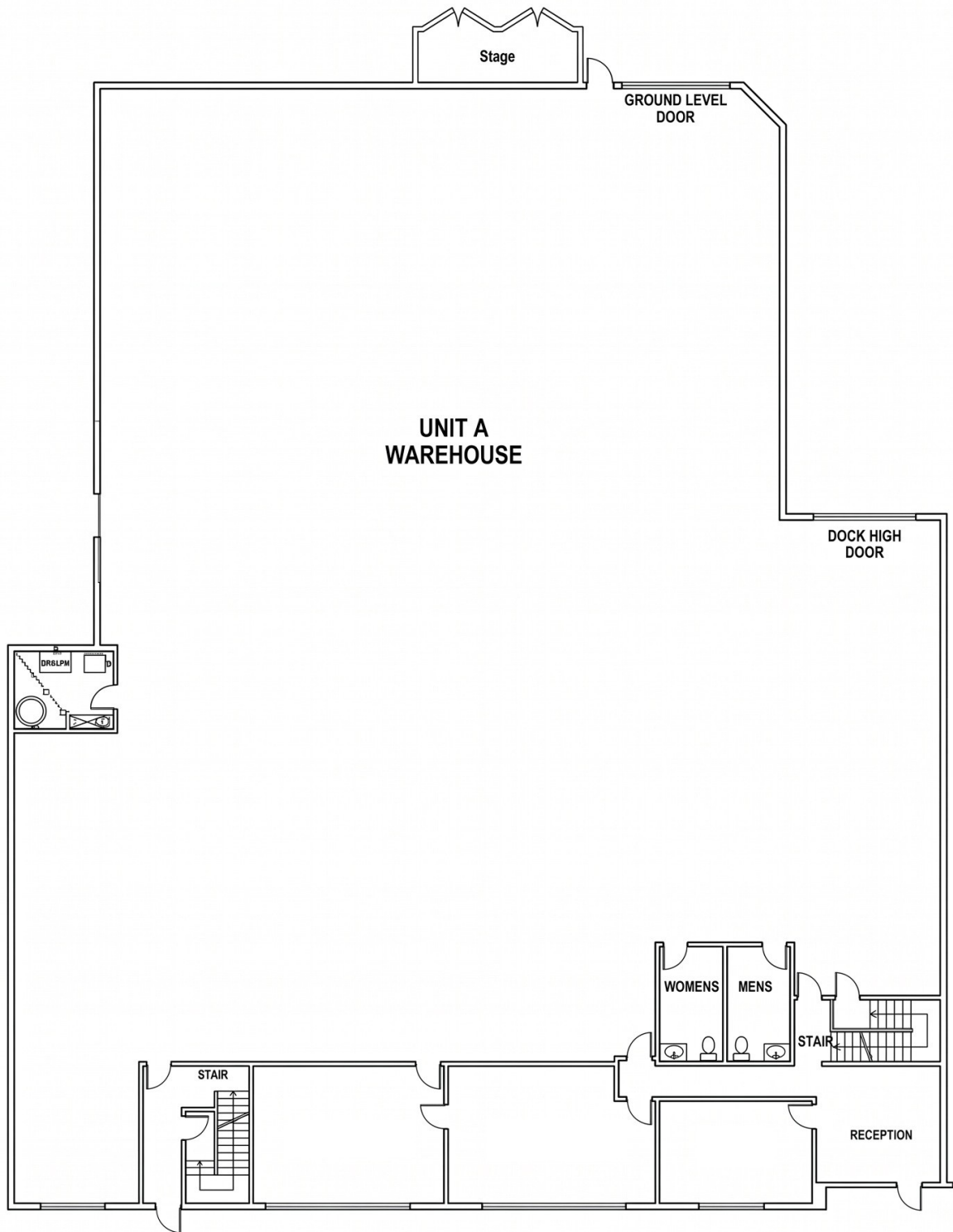
ADDRESS 2201 E. STURGIS RD UNIT A, OXNARD CA ZIP 93030

24' Clear Warehouse Space, Dock High Loading
Functional Layout with 3,500 SF Offices
Corner Location in Seagate Bus. Park
600 Amps, 480 Volt Power Service
No Cam Fees

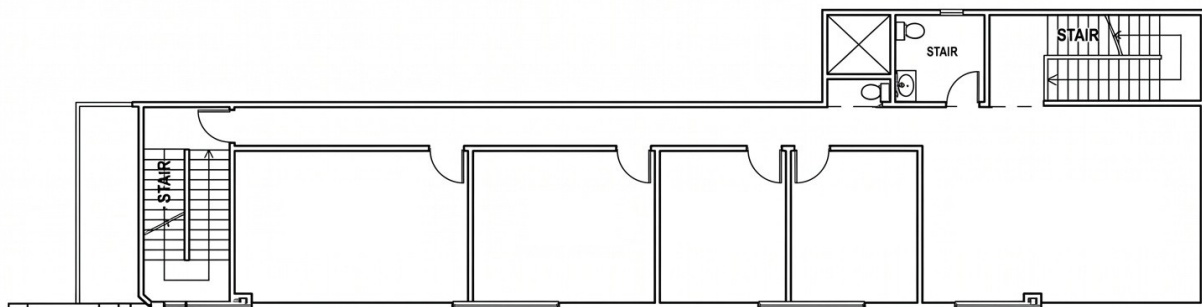
LEASE RENTAL \$ 20,038.41 /mo Gross 1.19 Net _____ Term 3-5 YRS W/ANNUAL CPI
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ _____ Yr _____
Avail SF 16,839 Power A 600 V 277-480 Ø 3 W 4
Min. SF 16,839 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 1 Dim 12 X 10
Const CTU Roof LAM Grd Lev Drs 1 Dim 12 X 14
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 5
Sprinklered YES Min Clear Height 24 OFFICE DATA Office SF 3,504 # 9
Pkg 29 Yard No Yr Blt 1997 A/C Y Heat Y Fin Ofc Mezz SF 1,752 Incl in Avail SF Y
Thomas Bk Pg# 523-B5 Zone ML To Show Occupied - Call Broker Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
FIRM IPA Commercial
FTCF _____ Notes Tenant to independently verify all information herein



(805) 844-1000



FIRST FLOOR



MEZZANINE

