

Available SF: 11,013



**Address:** 245 Quail Ct, Santa Paula, CA 93060  
**Cross Streets:** E Lemonwood Dr / Quail Ct

**Fenced/Paved Yard Area**  
**Deluxe Offices with Lunch Room**  
**Adjacent to Highway 126**  
**Ideal Facility for Contractor or Fleet Service**  
**Dual Driveways**

**Price/SF:** \$149.82  
**Sale Price:** \$1,650,000  
**Taxes:** \$7,422, 2016  
**Available SF:** 11,013  
**Prop Lot Size:** 43,996 SF / 1.01 AC  
**Yard:** Fncd/Pvd  
**Zoning:** M1PD

**Construction Type:** Metal (General Case)  
**Const Status/Year Blt:** EXIST / 1988  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 4 / (2)12'x12'; (2)12'x14'  
**Dock High/Dim:** 0 / --  
**Clear Height:** 14  
**Heat/Cool:** None  
**Roof Type:** Mtl RF SF  
**A: 400 V: 120-208 Ø: 3 W: 4**  
**Parking Spaces:** 22 /Bldg Ratio: 2:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 1,800 / 7  
**Restrooms:** 2  
**Office Air:** Yes      **Office Heat:** Yes  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 1,800 SF  
**Include In Available:** Yes  
**Possession:** COE  
**To Show:** Call Agent  
**Region:** Ventura County/Fillmore/Santa Paula  
**Thomas Guide:** 464-D5  
**APN#:** 107-0-210-215

**Listing Company:** CBRE - Oxnard (805) 288-4700  
**Agents:** Douglas Shaw (805) 288-4672  
**Property/Listing/Ste #:** 698604/1863047  
**Notes:** Verify Power.

**Listing Date:** 04/28/2017

**FTCF:** CB000N000S250/AOAA

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.