

FOR LEASE 125,511 SF DIVISIBLE TO 53,666 & 71,845 SF

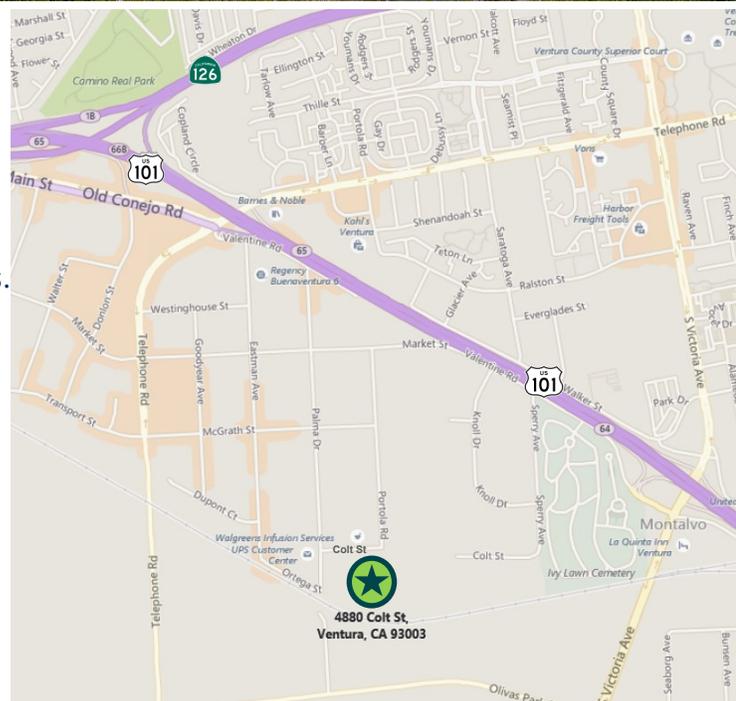
4880

COLT STREET
VENTURA | CA, 93003



PROPERTY HIGHLIGHTS:

- **125,511 square feet.** Divisible to approximately 53,666 square feet and 71,845 square feet
- Warehousing, Distribution & Manufacturing Building
- Nine (9) offices of approximately 6,400 square feet
- Additional offices include front offices and shop offices.
- Thirty (30') minimum clear height.
- 3,000 Amps of 277/480 volt electrical power.
- Nine (9) dock high loading positions
- East Access to 101 Freeway
- Close to Restaurants and Amenities
- Completely Refurbished Building
- MPD – Manufacturing Plan Development (7.41 Acres)
APN: 084-0-144-295
- Additional for Building Expansion, Outside Storage, Truck Parking and Staging Area



FOR MORE INFORMATION CONTACT:

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CA License: #00912213

DAUM
COMMERCIAL REAL ESTATE SERVICES

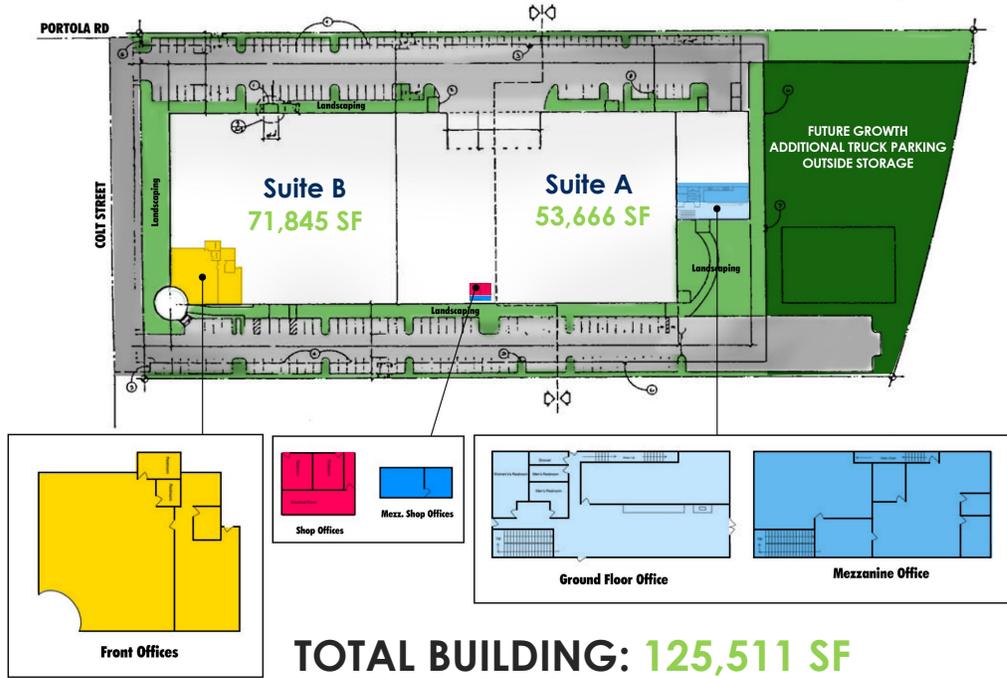
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SITE / FLOOR PLAN



TOTAL BUILDING: 125,511 SF

AERIAL MAP



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