

Prepared By:

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**Available SF:** 5,818**Total Building SF:** 30,288**Address:**

2201 Celsius Ave, Unit B, Oxnard, CA 93030

Cross Streets:

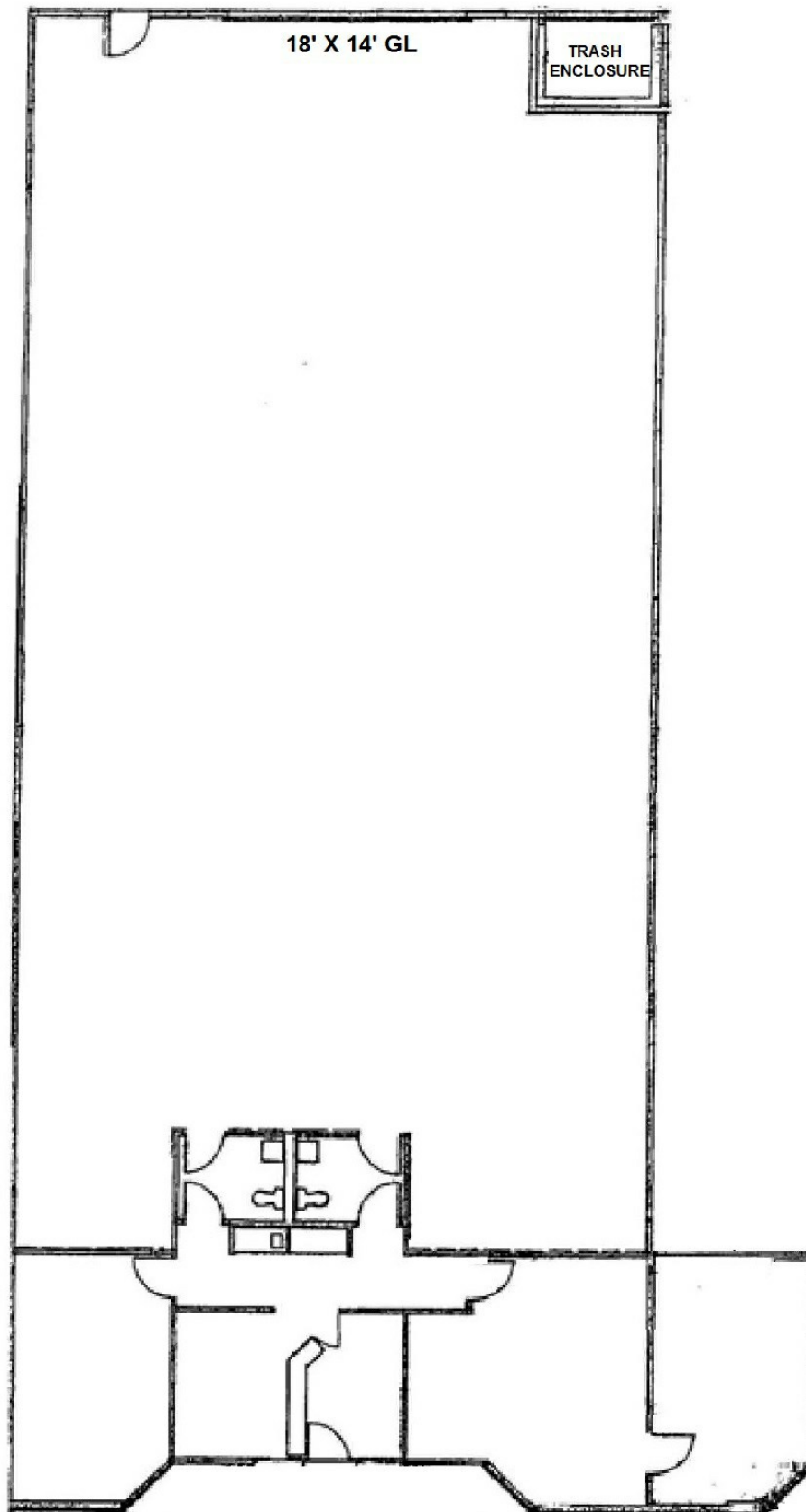
Celsius Ave / Lombard St

Park Name:

Moen Development

Rare Unit in Desirable Multi-Tenant Complex
Above Standard Office Improvements
Oversized Truck Door: 18' x 14'
Seagate Business Park
No CAM Fees

Lease Rate/Mo: \$4,596**Lease Rate/SF:** \$0.79**Lease Type:** Gross**Terms:** 3 Years Minimum**Price/SF:** - -**Sale Price:** - -**Taxes:** \$27,997, 2016**Available SF:** 5,818**Minimum SF:** 5,818**Prop Lot Size:** 71,857 SF / 1.65 AC**Yard:** No**Zoning:** ML**Construction Type:** Tilt-up**Const Status/Year Blt:** EXIST / 1991**Sprinklered:** Yes**Ground Lvl Drs/Dim:** 1 / 18x14**Dock High/Dim:** 0 / - -**Clear Height:** 14**Heat/Cool:** None**Roof Type:** Lam Glu WB**A:** 400 **V:** 120/208 **Ø:** 3 **W:** 4**Parking Spaces:** 11 / **Bldg Ratio:** 2:1**Rail Service:** No**Specific Use:** Flex/R&D**Office SF / #:** 1,326 / 4**Restrooms:** 2**Office Air:** Yes **Office Heat:** Yes**Finished Ofc Mezz:** 0 SF**Include In Available:** No**Unfinished Mezz:** 0 SF**Include In Available:** No**Possession:** 07/01/17**Region:** Ventura County/Oxnard/Port Hueneme**Thomas Guide:** 523-B5**APN#:** 216-0-203-185**Property/Listing/Ste #:** 711547/1629069/2947734**Listing Date:** 04/07/2016



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