

INDUSTRIAL FOR LEASE

AVAIL SF: _____,

TOTAL BLDG SF: 31,679



ADDRESS 961 N RICE AV UNIT 2, OXNARD CA ZIP 93030

Excellent Industrial Unit For Lease
Rice Avenue Exposure/Signage - 1 Mile From 101 Fwy
M1PD Zoning - Maulhardt Industrial Center
20' Minimum Clear Height - 2 Loading Doors
1,248 Sq. Ft. of Offices*

LEASE RENTAL \$ _____ /mo Gross _____ Net _____ Term 3-5 Years Annual COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 12-1-2023 Tax \$ _____ Yr _____
Avail SF _____ Power A 200 V 108-120 Ø 3 W 4
Min. SF _____ Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 142,877 Truck Hi Pos 0 Dim _____
Const CTU Roof VERIFY Grd Lev Drs 2 Dim _____
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N
Sprinklered Unknown Type Min Clear Height 20 OFFICE DATA Office SF 1,248 Restrooms: # 2
Pkg 17 Yard No Yr Blt 1988 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
Thomas Bk Pg# 523-B5 Zone M1PD To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
AGENT Michael L Wax, SIOR (805) 844-7445, Region VEN Listing # _____
FIRM IPA Commercial

FTCF _____ Notes Occupied.
*@Y g g Y Y ' H c ' = b X Y d c Y Z X J Y W h ' g n e i J U f f Y ' Z Z n c h U [Y ' U b X ' 5 ' ' ' = b Z c ' < Y f Y] b "