

INDUSTRIAL FOR LEASE

AVAIL SF: 3,298

TOTAL BLDG SF: 36,682



ADDRESS 601 DEL NORTE BL UNIT K, OXNARD CA ZIP 93030

McInnes Ranch Business Park
Front Corner Unit - Del Norte Exposure
3/4 Mile to 101 Freeway
10' x 12' GL Door - 100 Amps
**** Low Cam Fees ****

LEASE RENTAL \$ 3,925 /mo Gross \$1.19 Net _____ Term 3-5 years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession 5/1/2024 Tax \$ _____ Yr 2023-24
 Avail SF 3,298 Power A 100 V 120-208 Ø 3 W 4
 Min. SF 3,298 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 87,991 Truck Hi Pos 0 Dim _____
 Const CTU Roof _____ Grd Lev Drs 1 Dim 10' x 12'
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered Unknown Type Min Clear Height 14 OFFICE DATA Office SF 150 # 1
 Pkg 5 Yard No Yr Blt 1991 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 523-D4 Zone M1PD To Show Call Broker Sp. Feat. _____
 AGENT Mike Wax, SIOR (805)844-7445 Region VEN Listing # _____
 FIRM IPA Commercial
 FTCF CB250N000S000 Notes water/trash fee \$100/mon.



(805) 844-1000