

# Industrial For Sale

**Building Size: 12,577 SF**



**Address:** 707-709 E Hueneme Rd, Oxnard, CA  
**Cross Streets:** Hueneme/Arcturus

**Two Tenant Leased Investment For Sale  
5,562 SF & 7,015 SF Units, Leased to 12-31-2025  
Attractive Warehouse on Corner Location  
1 Acre Lot Size - Fenced Parking Area  
18' Minimum Clear Height**

**Sale Price:** \$3,275,000

**Available SF:** 12,577

**Const Status/Yr Blt:** Existing/2005R2009

**Region:** Ventura

**Zoning:** MLPD

**Ground Level Drs:** (1) 12 X 14, (1) 12 X 12

**Sprinklered:** Fully - Wet

**Finished Ofc Mezz:** No

**Include In Avail:** No

**Rail Service:** No

**Listing Company:** IPA Commercial

**Agents:** Michael Wax, SIOR (805) 844-1000, Jonathan Wolk (805) 844-7462

**Sale Price/Ft:** \$260.40

**Terms:** Cash/Cash to New Loan

**Roof Type:** Laminated/GLU Wood Beam

**Construction Type:** Tilt-up

**Specific Use:** Light Industrial

**Lot Size:** 45,058 SF

**Dock High:** 0

**Yard:** Yes

**Unfinished Mezz:** No

**Include In Avail:** No

**Heat/Cool:** None

**Taxes:** TBD

**Possession:** COE

**Minimum SF:** 5,562

**Parking Ratio:** 2:0 / Spaces: 25

**APN #:** 223-0-044-055

**Office SF / #:** 1,949 / 6

**Office Air:** Yes **Office Heat:** Yes

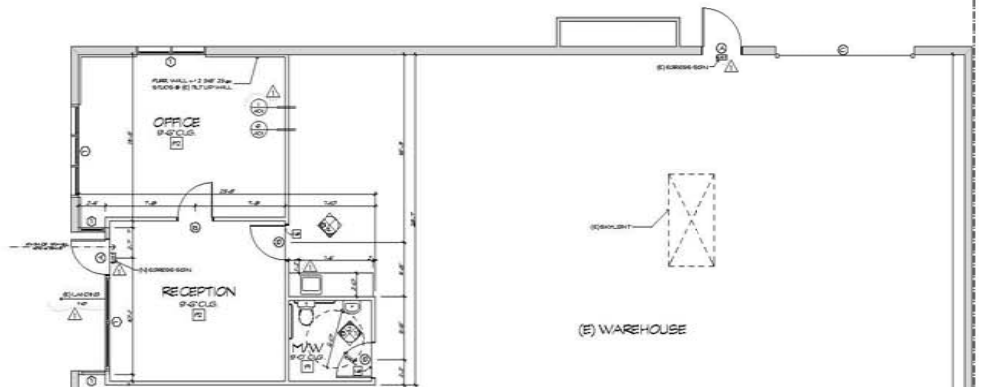
**Clear Height:** 18

**A 600 V 277/480**

**Restrooms:** 3

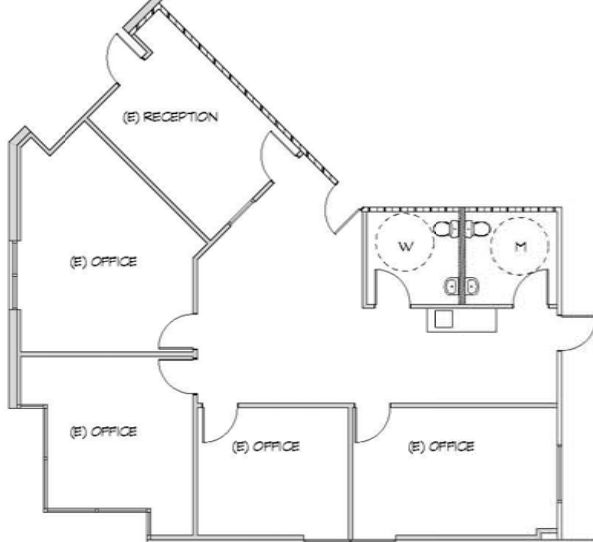
**Notes:** Occupied, Call Broker To Show.





709 E. Hueneme Rd.

**5,562 SF**



707 E. Hueneme Rd.

**7,015 SF**