

INDUSTRIAL FOR LEASE

AVAIL SF: 6,018

TOTAL BLDG SF: 18,815



ADDRESS 4869 MCGRATH ST UNIT 100, VENTURA CA ZIP 93003

Corner Unit with 4,000 SF Fenced Yard
Excellent Ventura Location
Close Proximity to Amenities & 101 Fwy
Three 12' x 14' Loading Doors
Available July 1, 2024

LEASE RENTAL \$ 7,522.50 /mo Gross _____ Net \$1.25 Term 5 Yrs, Annual COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 7-1-2024 Tax \$ _____ Yr 2023-2024
Avail SF 6,018 Power A 200 V 120-208 Ø 3 W TBD
Min. SF 6,018 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 48,155 Truck Hi Pos 0 Dim _____
Const BK Roof _____ Grd Lev Drs 6 Dim 12' x 14'
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3
Sprinklered Unknown Type Min Clear Height 14 OFFICE DATA Office SF 2,200 # 5
Pkg 21 Yard Yes-Fenced Yr Blt 1985 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 492-B5 Zone MPD To Show Call Broker - FOR APPOINTMENT Sp. Feat. FLEX
AGENT Jonathan Wolk (805) 844-7462, Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
FIRM IPA Commercial
FTCF CB000N000S000/AOAA Notes _____



(805) 844-1000