

INDUSTRIAL FOR LEASE

AVAIL SF: 6,404

TOTAL BLDG SF: 32,000



ADDRESS 1801 HOLSER WALK UNIT 100, OXNARD CA ZIP 93036

Prime Commercial Location
18' Clear Warehouse, Minimal Office
Corner Unit with 2 Loading Doors
Walking Distance to Amenities
Excellent Freeway Access

LEASE RENTAL \$ 7,685 /mo Gross \$ 1.20 Net _____ Term 3 to 5 years
SALE PRICE \$ NFS Price/SF \$ _____ Possession 11-1-24 Tax \$ _____ Yr _____
Avail SF 6,404 Power A 125 V 277-480 Ø 3 W 4
Min. SF 6,404 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 360,677 Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 2 Dim 12 x 12; 12 x 14
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered Unknown Type Min Clear Height 18 OFFICE DATA Office SF 672 # 3
Pkg 14 Yard No Yr Blt 1988 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 523-A2 Zone BRP To Show Call Broker Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
FIRM IPA Commercial
FTCF CB250N000S000/OAA Notes Verify Electrical. Unit is Part of Larger 128,000 SF Complex.



(805) 844-1000

