

INDUSTRIAL FOR LEASE

AVAIL SF: 7,012

TOTAL BLDG SF: 32,000



ADDRESS 1801 HOLSER WALK UNIT 100, OXNARD CA ZIP 93036

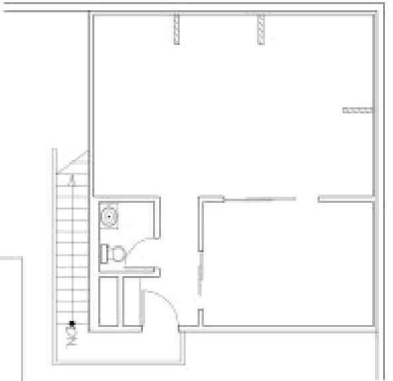
Prime Commercial Location
18' Clear Warehouse, 1,280 SF Offices
Corner Unit with 2 Loading Doors
Walking Distance to Amenities
Excellent Freeway Access

LEASE RENTAL \$ 8,414.40 /mo Gross \$ 1.20 Net _____ Term 3 to 5 years
SALE PRICE \$ NFS Price/SF \$ _____ Possession 9-1-24 Tax \$ _____ Yr _____
Avail SF 7,012 Power A 125 V 277-480 Ø 3 W 4
Min. SF 7,012 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 360,677 Truck Hi Pos 0 Dim _____
Const CTU Roof _____ Grd Lev Drs 2 Dim 12x12; 12x14
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 1,280 # 3
Pkg 14 Yard No Yr Blt 1988 A/C Y Heat Y Fin Ofc Mezz SF 608 Incl in Avail SF Y
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.

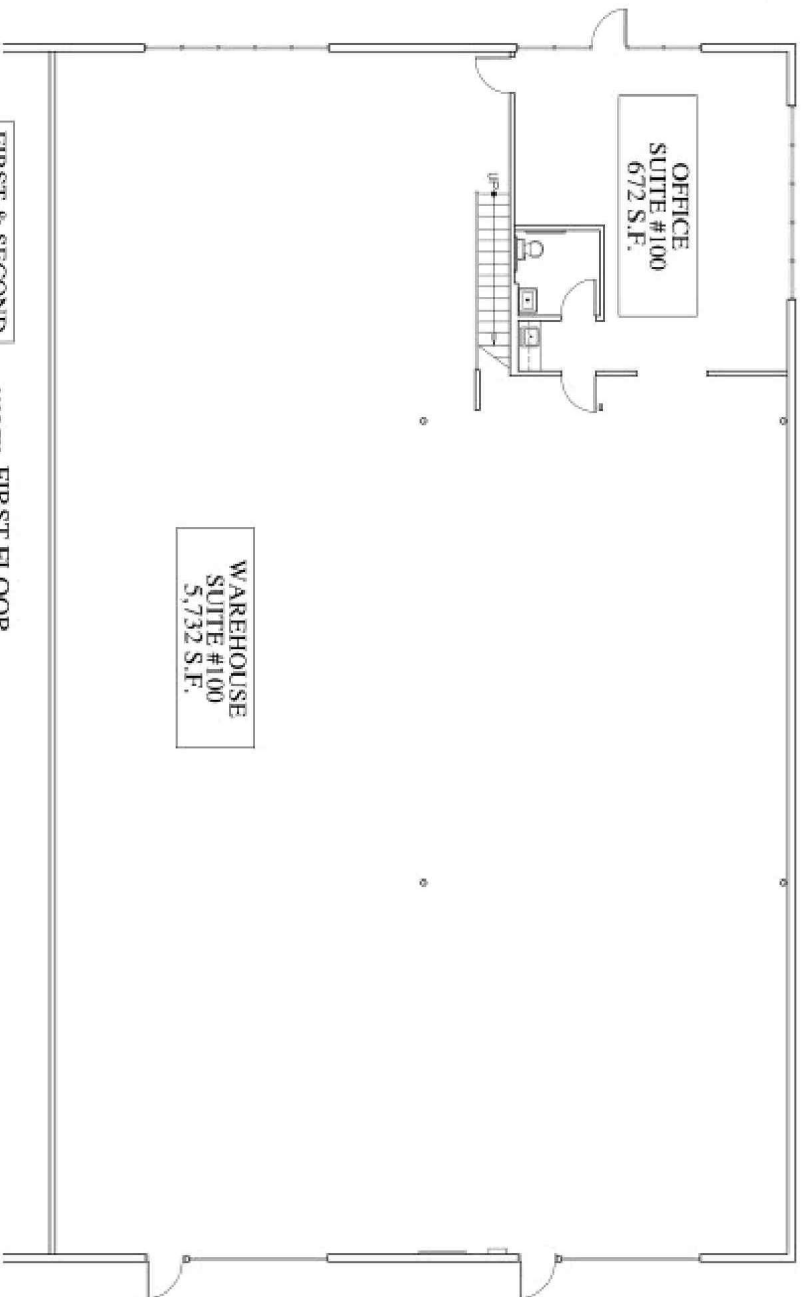


(805) 844-1000



SUITE #100
608 S.F.

NORTH
SECOND FLOOR
AS-BUILT PLAN
1801 HOLSER #100
SCALE: NIS
SEPTEMBER 04, 2014



OFFICE
SUITE #100
672 S.F.

WAREHOUSE
SUITE #100
5,732 S.F.

FIRST & SECOND
FLOOR TOTAL
SUITE #100
7,012 S.F.

NORTH
FIRST FLOOR
AS-BUILT PLAN
1801 HOLSER #100
SCALE: NIS
SEPTEMBER 04, 2014