

# INDUSTRIAL FOR LEASE

AVAIL SF: 12,055TOTAL BLDG SF: 35,914ADDRESS 201 BERNOULLI CL, UNIT B&C, OXNARD CA ZIP 93030

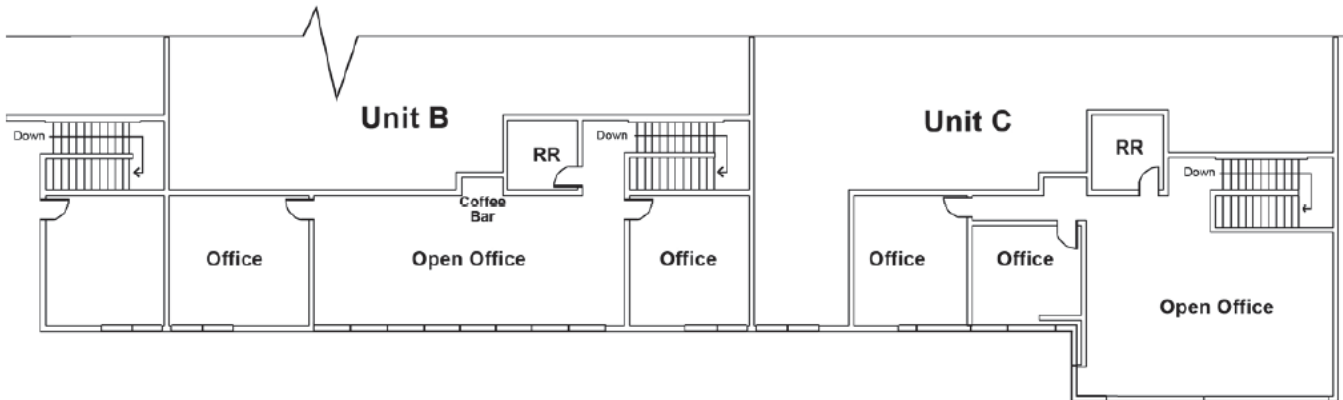
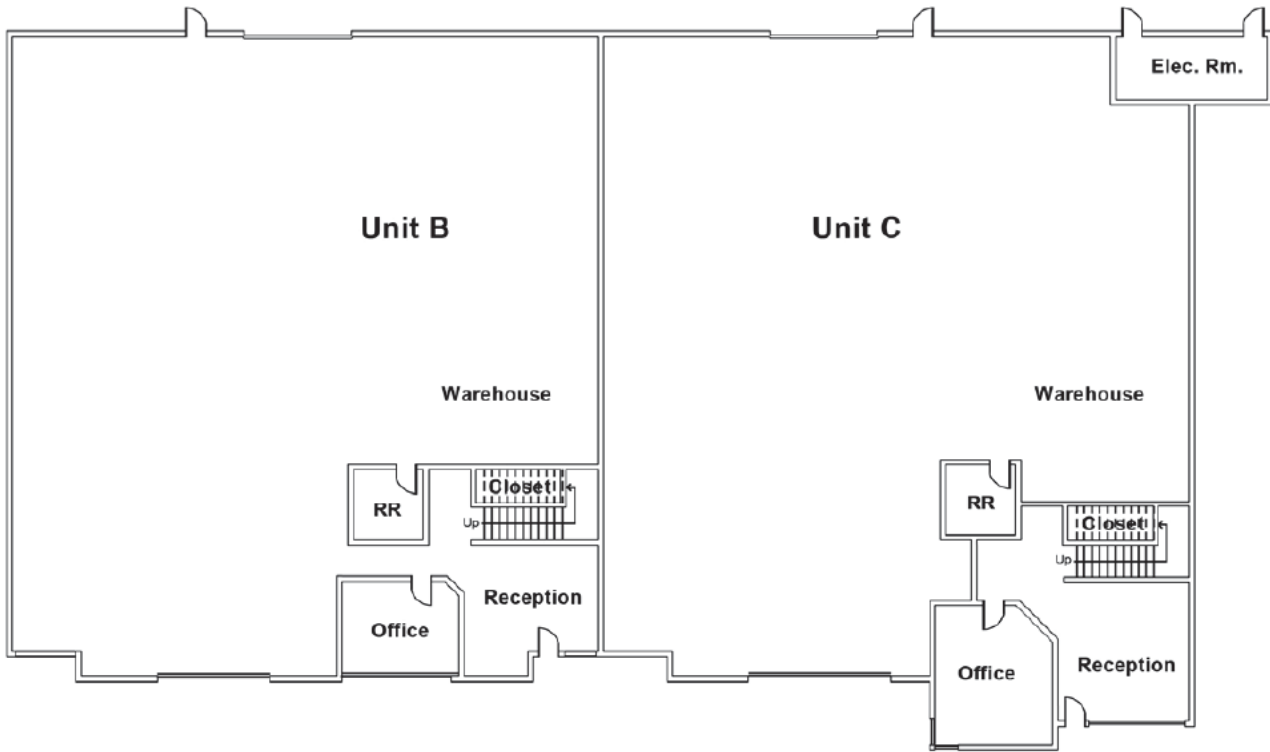
**Quality Industrial / Office Suite**  
**4,669 SF of 2-Story Deluxe Offices**  
**19' Clear Ht. in Warehouse Area**  
**Two 12' x 14' Ground Level Loading Doors**  
**400 Amp 277/480 Volt Power**

LEASE RENTAL \$ 13,863.25 /mo Gross \$1.15 Net \_\_\_\_\_ Term 3-5 years  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 6/1/2026 Tax \$ \_\_\_\_\_ Yr \_\_\_\_\_  
Avail SF 12,055 Power A 400 V 277-480 Ø 3 W 4  
Min. SF 12,055 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF 89,734 Truck Hi Pos 0 Dim \_\_\_\_\_  
Const CTU Roof LAM Grd Lev Drs 2 Dim 12' x 14'  
Rail NONE Unfin Ofc Mezz SF None Incl in Avail SF N Restrooms: 2  
Sprinklered Unknown Type Min Clear Height 19 OFFICE DATA Office SF 4,669 # 7  
Pkg 24 Yard No Yr Blt 1999 A/C Y Heat Y Fin Ofc Mezz SF 2,573 Incl in Avail SF Y  
Thomas Bk Pg# 523-A5 Zone ML To Show Occupied - Call Broker Sp. Feat. FLEX,PARK  
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # \_\_\_\_\_  
FIRM IPA Commercial  
FTCF CB250N000S000/AOAA Notes Tenant to verify all information, including square footage, power and other specs.



**(805) 844-1000**

**201 Bernoulli Circle, Oxnard**  
**Units B & C - 12,055 SF**



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