

# INDUSTRIAL FOR LEASE

AVAIL SF: 6,153

TOTAL BLDG SF: 35,914



ADDRESS 201 BERNOULLI CL, UNIT C, OXNARD CA ZIP 93030

**Quality Industrial / Office Suite**  
**2,845 SF of 2-Story Deluxe Offices**  
**19' Clear Ht. in Warehouse Area**  
**12' x 14' Ground Level Loading Door**  
**200 Amp 277/480 Volt Power**

LEASE RENTAL \$ 7,075.95 /mo Gross \$1.15 Net \_\_\_\_\_ Term 3-5 years  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 6/1/2026 Tax \$ \_\_\_\_\_ Yr \_\_\_\_\_  
Avail SF 6,153 Power A 200 V 277-480 Ø 3 W 4  
Min. SF 6,153 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF 89,734 Truck Hi Pos 0 Dim \_\_\_\_\_  
Const CTU Roof LAM Grd Lev Drs 1 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 2,845 # 7  
Pkg 12 Yard No Yr Blt 1999 A/C Y Heat Y Fin Ofc Mezz SF 1,303 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.

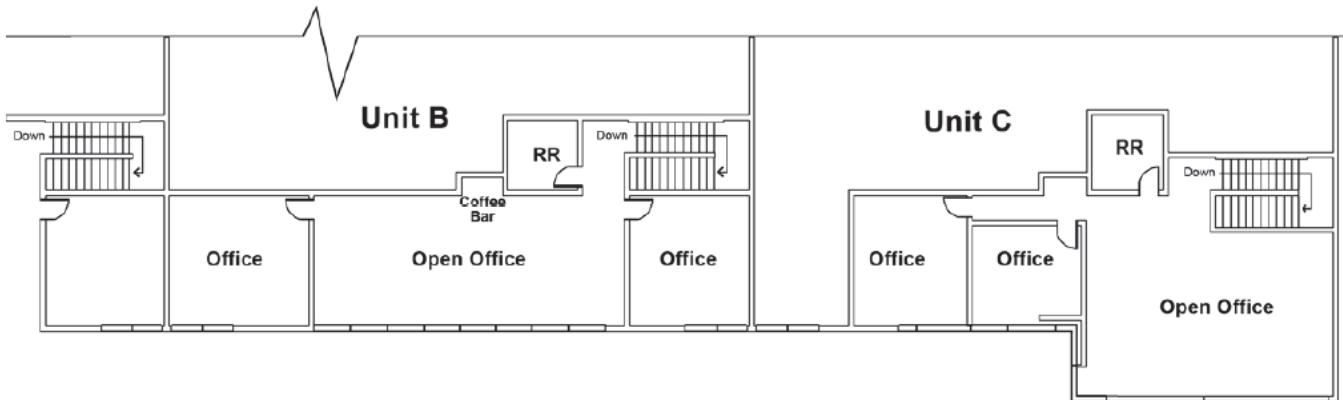
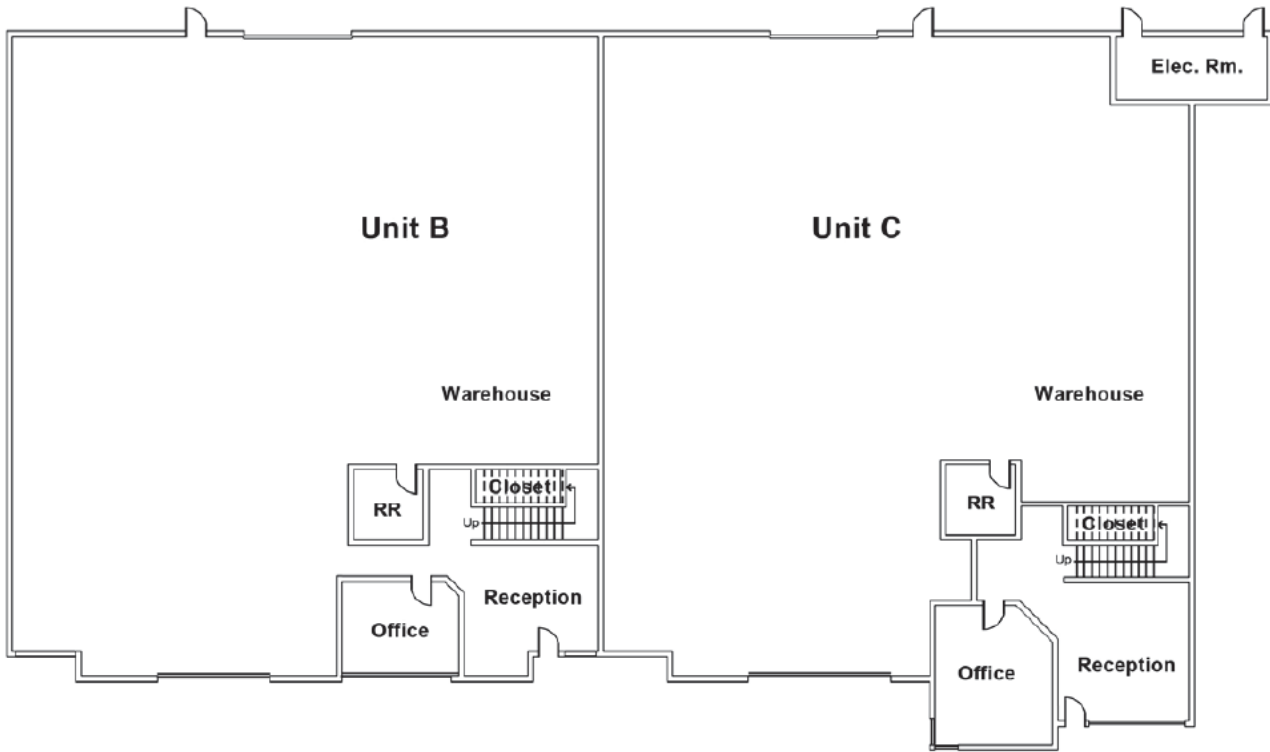


**(805) 844-1000**

**201 Bernoulli Circle, Oxnard**

Unit B - 5,902 SF

Unit C - 6,153 SF



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