

INDUSTRIAL FOR SALE

AVAIL SF: 2,888

TOTAL BLDG SF: 2,888



ADDRESS 5625 E. VINEYARD AVE, OXNARD CA ZIP 93036

**Large Fenced, Paved Yard on Vineyard Ave.
Two Small Office Buildings, Covered Storage
49,658 Sq. Ft. Lot Size
AE-40 Zone**

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____

SALE PRICE \$ 1,650,000 Price/SF \$ 571.33 Possession STL Tax \$ TBD Yr _____

Avail SF 2,888 Power A Verify V Verify Ø W 4

Min. SF 2,888 Heat None Cooling None PWR Notes Verify

Land SF 49,658 Truck Hi Pos 0 Dim _____

Const Wood Frame Roof Verify Grd Lev Drs 0 Dim _____

Rail NONE Unfin Ofc Mezz SF N/A Incl in Avail SF N Restrooms: 1

Sprinklered No Min Clear Height 8 OFFICE DATA Office SF 2,888 # 6

Pkg 30 Yard YES Yr Blt 1930 A/C NO Heat No Fin Ofc Mezz SF 0 Incl in Avail SF N

Thomas Bk Pg# _____ Zone AE40 To Show Occupied - Call For Appointment Sp. Feat. FREE

AGENT Michael Wax, SIOR (805) 844-1000 Region VEN

FIRM IPA Commercial

FTCF _____ Notes Sale Terms: All Cash To Seller. Leased month-to-month.
Buyer to independently verify all info herein including building size and zoning.



(805) 844-1000