

INDUSTRIAL FOR LEASE

AVAIL SF: 970

TOTAL BLDG SF: 7,760



ADDRESS 809 MAULHARDT AV, OXNARD CA ZIP 93030

Small Industrial Unit For Lease
970 SF with 10' x 12' Loading Door
Flexible M-1 Zone
Excellent Oxnard Location
1 Office & 1 Restroom

LEASE RENTAL \$ 1,445 /mo Gross \$ 1.49 Net _____ Term 2-5 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession 12/1/2024 YEARS Tax \$ _____ Yr _____
 Avail 970 SF Power A 120 V 200-200 TBD Ø 3 W 4
 Min. 970 SF Heat VERIFY Cooling VERIFY PWR Notes VERIFY
 Land SF 32,670 Truck Hi Pos 0 Dim _____
 Const BLK Roof VERIFY Grd Lev Drs 1 Dim 10 x 12
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 1
 Sprinklered YES Min Clear Height 14 OFFICE DATA Office SF 150 # 1
 Pkg 2 Yard No Yr Blt 1979 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 523-B4 Zone M-1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing # _____
 FIRM IPA Commercial

FTCF _____ Notes 6¢ psf monthly Cam fee, plus \$50 key fee. Lessee to independently verify all info herein
Unit and office square footage are approximate. No automotive uses.



(805) 844-1000