

Available SF 6,780 SF

Industrial For Lease

Building Size 14,630 SF



Address: 4893 McGrath St, Ventura, CA 93003

Cross Streets: Portola Rd/McGrath St

Gross Lease, No CAM or NNN Charges
 Multi-Tenant Building
 Ground Level Loading
 15' Warehouse Clearance
 2,880 SF of Office Space
 2,500 SF Yard

Lease Rate/Mo: \$8,475
Lease Rate/SF: \$1.25
Lease Type: Gross
Available SF: 6,780 SF
Minimum SF: 6,780 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Yes
Zoning: MPD

Sprinklered:
Clear Height: 15'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 600 V: 208/120 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1991
Whse HVAC: No
Parking Spaces: 2 / Ratio: 0.3:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 2,880 SF / 7
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 11/01/2024
Vacant: No
To Show: Call broker
Market/Submarket: Ventura
APN#: 084014209

Listing Company: IPA Commercial
Agents: [Jonathan Wolk 805-844-7426](mailto:jwolk@flash.net)
Listing #: 41013855
Notes: Call Broker For Commission Information. Co-listed With AIR NonMember (Liam Murphy (Hayes Commercial)).
Listing Date: 09/03/2024
FTCF: CB000N000S000