

INDUSTRIAL FOR LEASE

AVAIL SF: 23,119

TOTAL BLDG SF: 23,119



ADDRESS 1050 Factory Ln, A/B, Oxnard CA ZIP 93030

**M-2 Zoned Industrial Facility
Larged Fenced & Paved Yard
21' Warehouse Clear Height
Extensive Power & Air Line Distribution
Nicely Improved Offices
Bonus Storage Mezzanine**

LEASE RENTAL \$ 22,888 /mo Gross .99 Net _____ Term 3-5 Years w/Annual COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Possession I30 Tax \$ TBD Yr _____
 Avail SF 23,119 Power A 400 V 240-480 Ø 3 W 4
 Min. SF 14,719 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 89,734 Truck Hi Pos 0 Dim _____
 Const MSNRY Roof NONE Grd Lev Drs 6 Dim (2) 12 x 14; (2) 12 x 12; (2) 12 x 10
 Rail NONE Unfin Ofc Mezz SF 2,000 Incl in Avail SF Y Restrooms: 3
 Sprinklered YES Min Clear Height 21 OFFICE DATA Office SF 1,620 # 2
 Pkg 36 Yard Yes-Fncd/Pvd Yr Blt 1963 A/C Y Heat Y Fin Ofc Mezz SF _____ Incl in Avail SF N
 Thomas Bk Pg# 0- Zone _____ To Show Call Broker Sp. Feat. _____
 AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
 FIRM IPA Commercial
 FTFC AP250Y150S300/AOAA Notes Additional 600 Amps of 240 Volt Power Available



(805) 844-1000

INDUSTRIAL FOR LEASE

AVAIL SF: 14,719

TOTAL BLDG SF: 23,119



ADDRESS 1050 Factory Ln A, Oxnard CA ZIP 93030

M-2 Zoned Industrial Facility
Larged Fenced & Paved Yard
21' Warehouse Clear Height
Extensive Power & Air Line Distribution
Nicely Improved Offices
Bonus Storage Mezzanine

LEASE RENTAL \$ 14,572 /mo Gross .99 Net _____ Term 5 Years w/Annual COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr _____
 Avail SF 14,719 Power A 400 V 240-480 Ø 3 W 4
 Min. SF 14,719 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const MSNRY Roof NONE Grd Lev Drs 4 Dim (2) 12' x 14'; (1) 12' x 12'
 Rail NONE Unfin Ofc Mezz SF 2,000 Incl in Avail SF N Restrooms: 3
 Sprinklered YES Min Clear Height 21 OFFICE DATA Office SF (1) # 2
 Pkg 25 Yard Yes-Fncd/Pvd Yr Blt 1963 A/C Y Heat Y Fin Ofc Mezz SF _____ Incl in Avail SF N
 Thomas Bk Pg# 0- Zone _____ To Show Call Broker Sp. Feat. _____
 AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
 FIRM IPA Commercial
 FTFC AP250Y150S000/AOAA Notes Additional 600 Amps of 240 Volt Power Available. Also available as 23,119 SF



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