

# INDUSTRIAL FOR LEASE

AVAIL SF: 5,562

TOTAL BLDG SF: 30,288



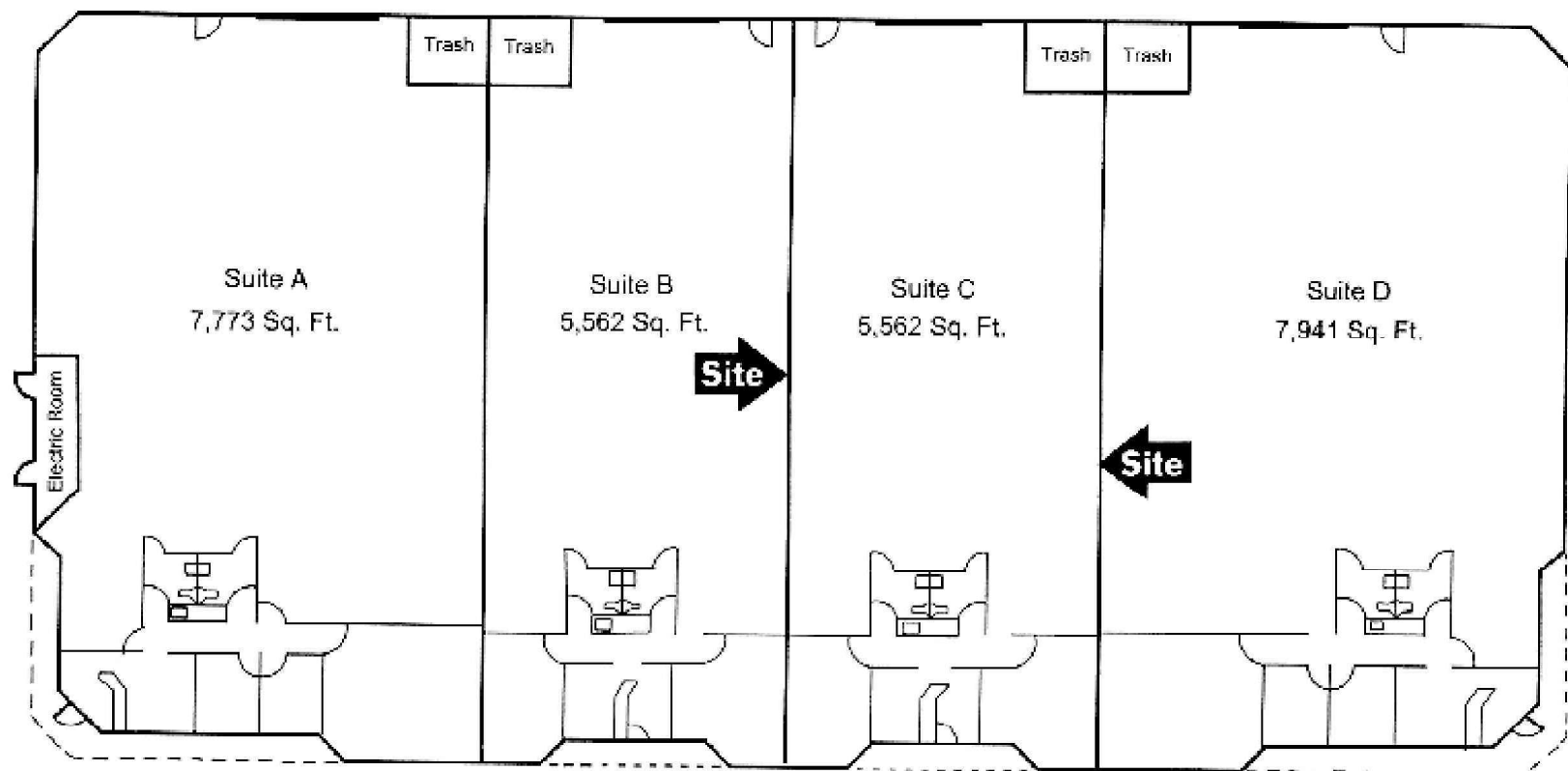
ADDRESS 2221 E. CELSIUS AV, UNIT C, OXNARD CA ZIP 93030

**High Image Multi-Tenant Complex**  
**Clear Span Warehouse**  
**Oversized, 18' x 14' Loading Door**  
**Great Oxnard Location**  
**Best Deal on the Market & No CAM Fees!**

LEASE RENTAL \$ 6,396.30 /mo Gross \$1.15 Net \_\_\_\_\_ Term 5 Years, Annual COLA  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 6/1/2025 Tax \$ TBD Yr \_\_\_\_\_  
Avail SF 5,562 Power A 400 V 120-208 Ø 3 W 4  
Min. SF 5,562 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF 71,857 Truck Hi Pos 0 Dim \_\_\_\_\_  
Const CTU Roof LAM Grd Lev Drs 1 Dim 18' x 14'  
Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 2  
Sprinklered Unknown Type Min Clear Height 15 OFFICE DATA Office SF 896 # 3  
Pkg 11 Yard No Yr Blt 1991 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N  
Thomas Bk Pg# 523-B5 Zone ML To Show Call Broker - FOR APPOINTMENT Sp. Feat. FLEX,PARK  
AGENT Mike Wax, SIOR (805)844-1000 Region VEN Listing # \_\_\_\_\_  
FIRM IPA Commercial  
FTCF \_\_\_\_\_ Notes Tenant to verify all information. No CAM fees.



**(805) 844-1000**



2221 E. Celsius Ave - Floor Plan

| SUITE | INDUSTRIAL<br>SQ. FT. | OFFICE<br>SQ. FT. | TOTAL<br>SQ. FT. |
|-------|-----------------------|-------------------|------------------|
| A     | 6,421                 | 1,352             | 7,773            |
| B     | 4,666                 | 896               | 5,562            |
| C     | 4,666                 | 896               | 5,562            |
| D     | 6,589                 | 1,352             | 7,941            |