

# INDUSTRIAL SUBLEASE

AVAIL SF: 15,945

TOTAL BLDG SF: 50,179



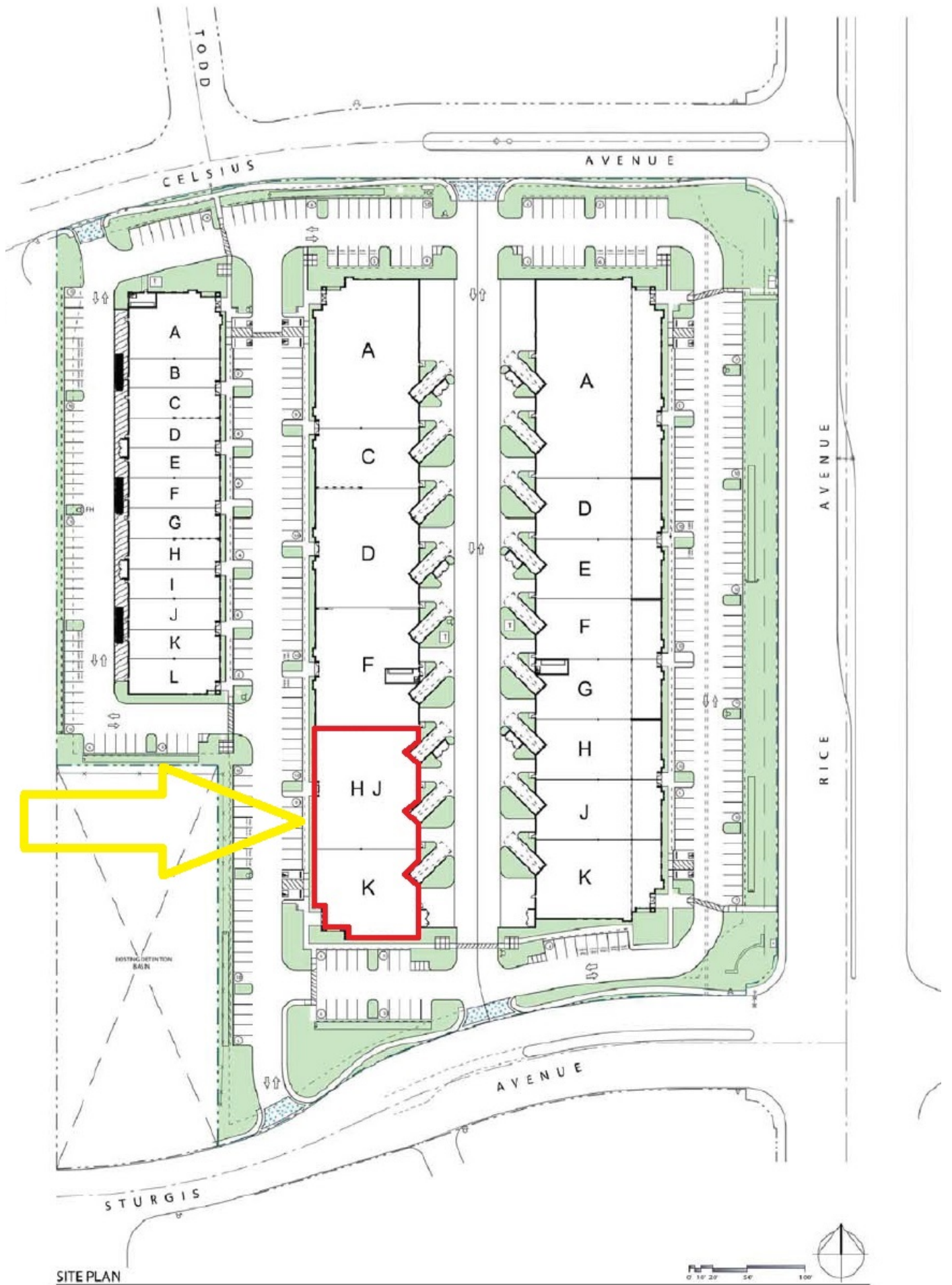
ADDRESS 2420 Celsius Ave., Units H, J & K, Oxnard CA ZIP 93030

**High Image Industrial Space  
Well Maintained Complex  
3 Dock High Loading Positions  
22' Minimum Clear Height  
Warehouse/Distribution Facility  
Sublease to 3-31-2027**

LEASE RENTAL \$ 20,569.05 /mo Gross 1.29 Net \_\_\_\_\_ Term Sublease to March 31, 2027  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 6-1-2025 Tax \$ TBD Yr \_\_\_\_\_  
Avail SF 15,945 Power A 200 V 277-480 Ø 3 W 4  
Min. SF 15,945 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF POL Truck Hi Pos 3 Dim 9 x 10  
Const CTU Roof NONE Grd Lev Drs 3 Dim 12 x 14  
Rail NONE Unfin Ofc Mezz SF \_\_\_\_\_ Incl in Avail SF N Restrooms: 2  
Sprinklered YES Min Clear Height 22 OFFICE DATA Office SF 2,500 # 2  
Pkg 22 Yard No Yr Blt 2009 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  
FTCF \_\_\_\_\_ Notes: Cam Fee 10¢ psf.



**(805) 844-1000**



SITE PLAN