

INDUSTRIAL SUBLEASE

AVAIL SF: 15,945

TOTAL BLDG SF: 50,179



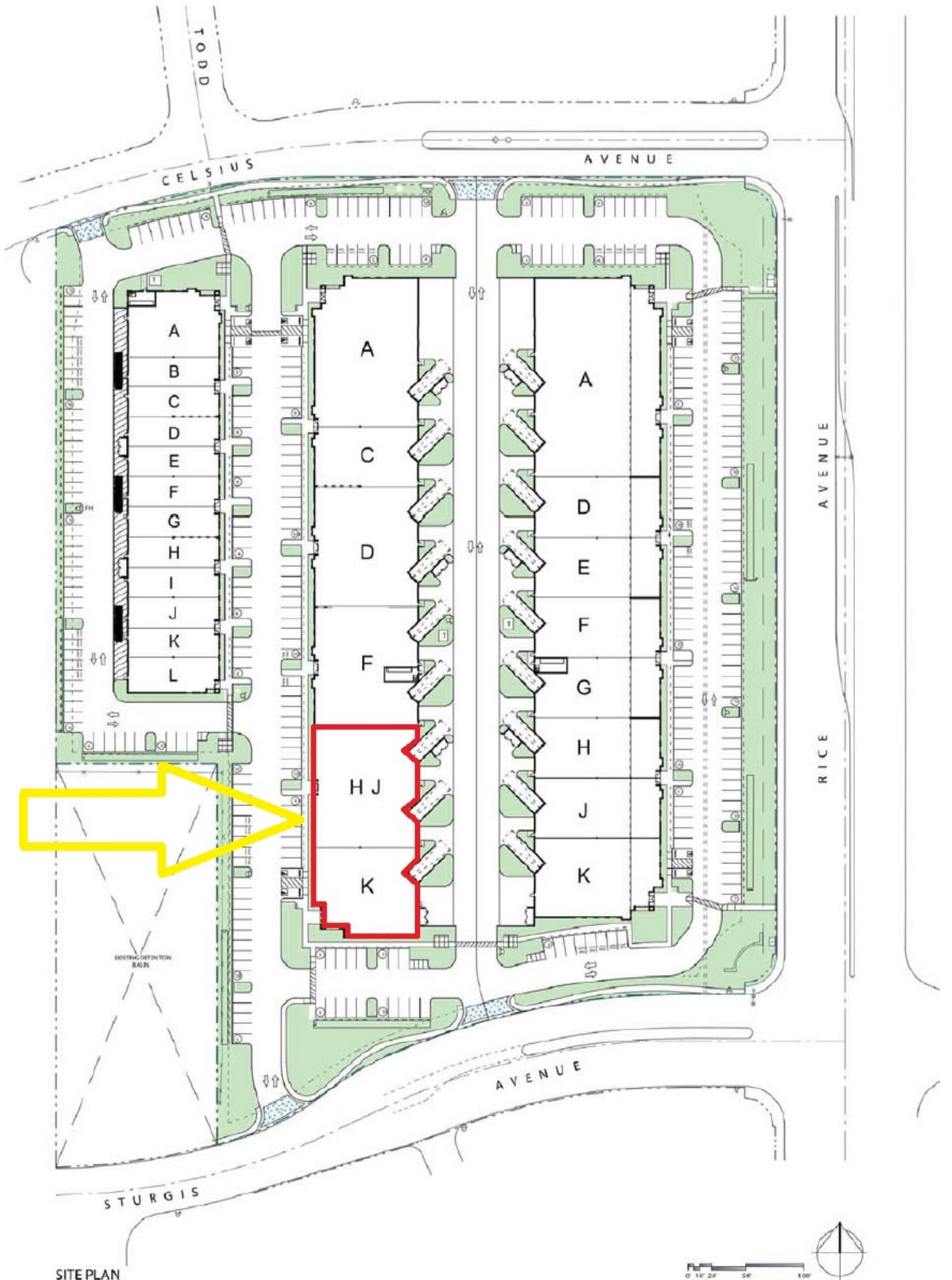
ADDRESS 2420 Celsius Ave., Units H, J & K, Oxnard CA ZIP 93030

**High Image Industrial Space
Well Maintained Complex
3 Dock High Loading Positions
22' Minimum Clear Height
Warehouse/Distribution Facility
Existing Cold Storage***

LEASE RENTAL \$ 20,569.05 /mo Gross 1.29 Net _____ Term Sublease to March 31, 2027
 SALE PRICE \$ NFS Price/SF \$ _____ Possession 3-1-2025 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
 FTFC _____ Notes: *Existing Tenant owned cold storage negotiable. Cam Fee 10¢ psf.



(805) 844-1000



SITE PLAN

0 10 20 50 100

