

INDUSTRIAL FOR LEASE

AVAIL SF: 14,057

TOTAL BLDG SF: 14,057



ADDRESS

111 S RICE AV, OXNARD CA

ZIP

93030

22' Clear Warehouse with Rice Ave. Frontage
High Image Building with 2,400 SF Offices
1 Exterior Dock & 2 Ground Level Doors
800 Amp, 480 Volt Power
Flexible M-1 Zoning

LEASE RENTAL \$ 17,571.25

/mo Gross \$1.25 Net _____ Term 5 Years

SALE PRICE \$ NFS

Price/SF \$ _____

Possession 8-1-2025

Tax \$ _____

Yr _____

Avail SF 14,057

Power

A 800

V 277-480

Ø 3

W 4

Min. SF 14,057

Heat NONE

Cooling NONE

PWR Notes VERIFY

Land SF 36,934

Truck Hi Pos 1

Dim 16 x 14

Const CTU

Roof VERIFY

Grd Lev Drs 2

Dim 12 x 14

Rail NONE

Unfin Ofc Mezz SF 0

Incl in Avail SF N

Restrooms: _____

Sprinklered Unknown Type

Min Clear Height 22

OFFICE DATA

Office SF 2,404

6

Pkg 28

Yard No

Yr Blt 2005

A/C Y

Heat Y

Fin Ofc Mezz SF 1,164

Incl in Avail SF Y

Thomas Bk Pg# 523-B5

Zone M1

To Show Call Broker - Occupied

AGENT Michael Wax, SIOR (805) 844-7445

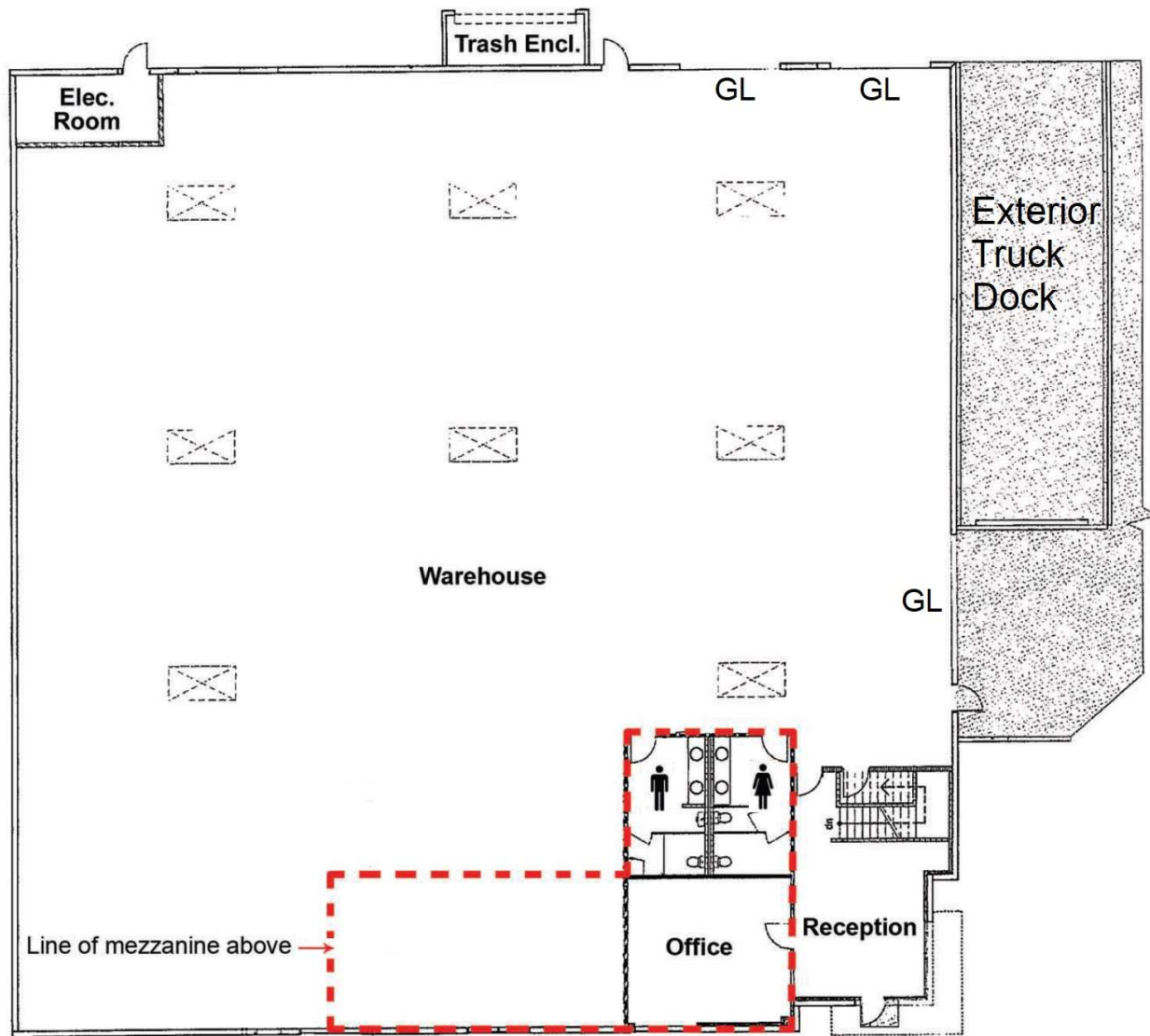
FIRM IPA Commercial

Notes Subject to termination of existing lease. Conventional industrial uses only.

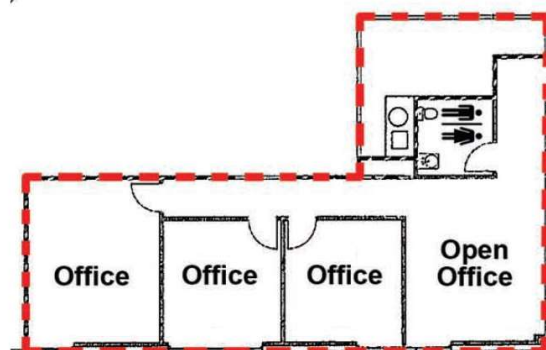


(805) 844-1000

111 S. Rice Ave., Oxnard - 14,057 SF



Ground Level Floor Plan



Mezzanine Floor Plan