

INDUSTRIAL FOR LEASE

AVAIL SF: 6,428

TOTAL BLDG SF: 26,224



ADDRESS 1830 LOCKWOOD ST UNIT 105-106, OXNARD CA ZIP 93036

McGrath Business Park
Warehouse/Showroom with Commercial Exposure
Two 12' x 12' Loading Doors
Flexible BRP Zoning
Close Proximity to Amenities & 101 Fwy

LEASE RENTAL \$ 7,714 /mo Gross \$1.20 Net _____ Term 5 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession I30 Tax \$ _____ Yr 2024-2025
Avail SF 6,428 Power A 100 V 120-208 Ø 3 W 4
Min. SF 6,428 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 69,260 Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 2 Dim 12' x 12'
Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 2
Sprinklered Unknown Type Min Clear Height 18 OFFICE DATA Office SF 2,741 # 7
Pkg 13 Yard No Yr Blt 1986 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
Thomas Bk Pg# 523-A3 Zone BRP To Show Call Broker - Occupied Sp. Feat. PARK
AGENT MIKE WAX, SIOR (805) 844-7445, Region VEN Listing # _____

Notes 3¢ psf Water/Trash fee. Tenant to verify clear height and all information herein



(805) 844-1000