

INDUSTRIAL FOR LEASE

AVAIL SF: 7,100

TOTAL BLDG SF: 9,960



ADDRESS 310 Irving Dr, Oxnard CA ZIP 93030

**Warehouse Storage Space
1 Office & 1 Restroom
Fenced Parking
Rear Portion of the Building
Available May 1, 2025**

LEASE RENTAL \$ 8,165 /mo Gross \$1.15 Net Term 3-5 Years w/ Annual COLA
SALE PRICE \$ NFS Price/SF \$ Possession 5-1-2025 Tax \$ 14,889.00 Yr 2024-2025
Avail SF 7,100 Power A 400 V 277-480 Ø 3 W 4
Min. SF 7,100 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim
Const CTU Roof NONE Grd Lev Drs 2 Dim 12x16
Rail NONE Unfin Ofc Mezz SF Incl in Avail SF N Restrooms: 1
Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 238 # 1
Pkg 10 Yard No Yr Blt 2000 A/C Y Heat Y Fin Ofc Mezz SF Incl in Avail SF N
Thomas Bk Pg# 0- Zone ML To Show Call Broker Sp. Feat.
AGENT Mike Wax (805) 844-7445 Region VEN Listing #
FIRM IPA Commercial
FTCF CB250 N000S000 Notes \$450/mon. electricity & alarm fee. Clear Height: 18' 6"



(805) 844-1000