

OFFERING MEMORANDUM

707-709 E. HUENEME RD. OXNARD CA 93033

12,577 SF | TWO-TENANT INDUSTRIAL BUILDING FOR SALE



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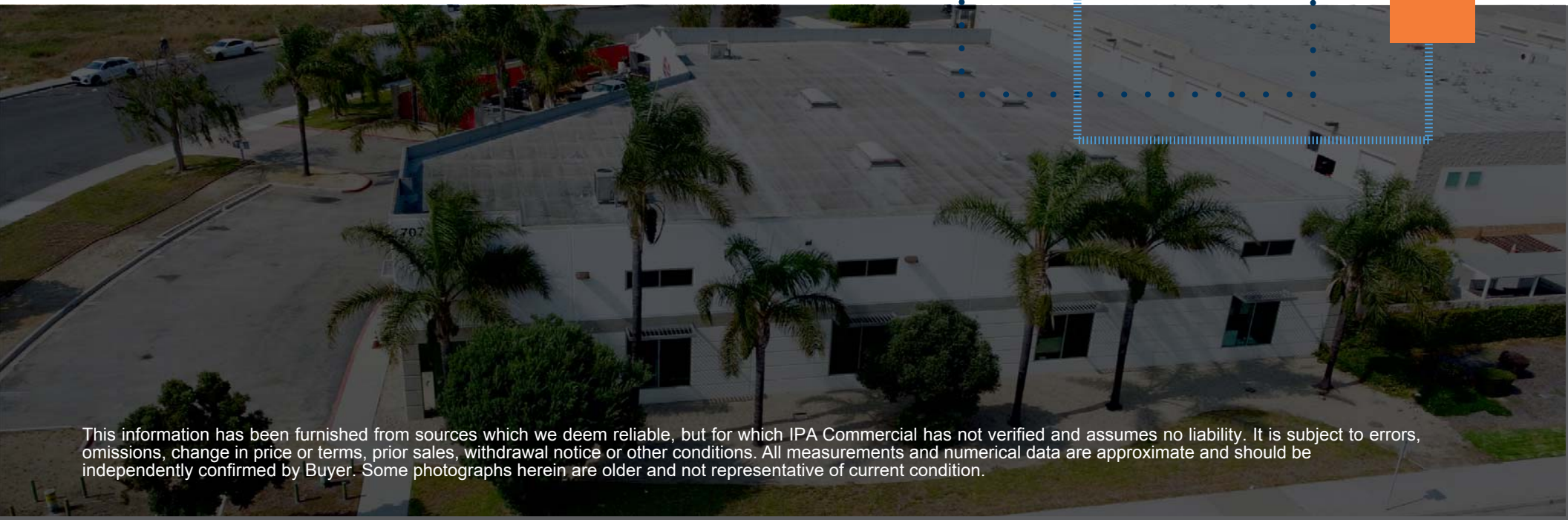
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SECTION 1

EXECUTIVE SUMMARY

Mike Wax, SIOR and Jonathan Wolk of IPA Commercial are pleased to present this opportunity to purchase **707-709 E. Hueneme Road, Oxnard**, a modern industrial facility located in West Ventura County. The 12,577 sq. ft. two-tenant property is comprised of all ground floor industrial space, and includes a fenced parking area. The building is equipped with 600 Amp 277/480 Volt power service. Conveniently situated on a corner lot of just over one acre of land with two access points.

The property is located in the beautiful West Ventura County with limited developable land and a desirable coastal climate. It is also located conveniently less than one mile from the Pacific Ocean, two miles from the Port of Hueneme and 10 minutes from the 101-freeway corridor. The City of Oxnard industrial location also includes numerous corporate neighbors, retail amenities and executive housing.

This is a rare opportunity to acquire a two-tenant property which can be fully or partially occupied and can be purchased below replacement value for similar industrial properties in Southern California.

The contemporary architectural design and concrete tilt-up construction make for a solid long term investment. The two-tenant layout give ample flexibility for businesses to grow and create passive income possibilities in the near and long term. The fenced parking area is a unique feature that is highly desirable.

Benefit from the upside of long-term industrial real estate appreciation. This is a rare chance to purchase a smaller two-tenant industrial building in the greater Ventura County area.

PROPERTY HIGHLIGHTS



Modern Building Design

- Two-tenant Configuration
- Desirable Size Units



West Ventura County Location



Close Proximity to Port of Hueneme



Price Reduced December 2025!

OFFERING SUMMARY



\$3,099,000
Sale Price



\$246.40
Price PSF



SBA FINANCING
Available



INVESTMENT
Potential

SECTION 2

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

ADDRESS	707-709 E. Hueneme Road Oxnard, CA 93033
DESCRIPTION	Single-story, multi-tenant, industrial building
BUILDING AREA	Total building - 12,577 SF <ul style="list-style-type: none">• 707 E. Hueneme - 7,015 SF• 709 E. Hueneme - 5,562 SF
GROSS LAND AREA	1.03 Acres (45,058 SF)
APN	223-0-044-055
YEAR BUILT	2005 (Renovated 2009)
PARKING	25 car parking
GRADE-LEVEL DOORS	2
CLEAR HEIGHT	18'
ZONING	"ML" industrial zone, City of Oxnard
CONSTRUCTION TYPE	Concrete tilt-up
MEZZANINE	None
POWER	600 Amps 277/480 Volt 3 Phase
ELECTRIC SERVICE	Southern California Edison
WATER	City of Oxnard



PROPERTY HIGHLIGHTS



12,577 SF BUILDING



7,015 SF & 5,562 SF UNITS



1.03 ACRES OF LAND



SHORT TERM LEASES



25 PARKING SPACES



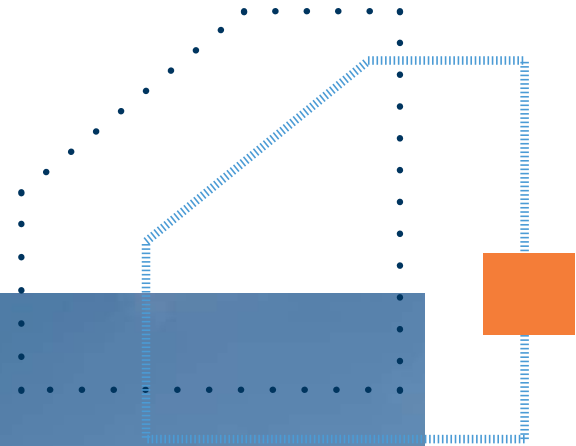
CORNER LOCATION



TWO-TENANT PROPERTY



TWO ACCESS POINTS



SECTION 3

PROPERTY PHOTOS





**These are older photographs depicting 709 E. Hueneme Rd. before it was occupied.*

SECTION 4

BUILDING FLOORPLAN

