

INDUSTRIAL FOR SUBLEASE

AVAIL SF: 19,380

TOTAL BLDG SF: 19,380



ADDRESS 1201 Maulhardt Ave., Oxnard CA ZIP 93030

Dock High Building Available on Long Term Sublease
Great North Oxnard Location Proximate to 101 Fwy
20' Clear Height with 600 Amp 480 Volt Power
Ideal for Warehouse/Dist. or Manufacturing
Newly Refurbished + Immediate Occupancy

LEASE RENTAL \$ 21,318 /mo Gross _____ Net 1.10 Term Sublease to 7/31/2030
SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ TBD Yr _____
Avail SF 19,380 Power A 600 V 277-480 Ø 3 W 4
Min. SF 19,380 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 63,943 Truck Hi Pos 1 Dim 10' x 12'
Const CTU Roof NONE Grd Lev Drs 1 Dim 12' x 14'
Rail NONE Unfin Ofc Mezz SF _____ Incl in Avail SF N Restrooms: 3
Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 2,620 # 6
Pkg 39 Yard No Yr Blt 2000 A/C Y Heat Y Fin Ofc Mezz SF 1,480 Incl in Avail SF Y
Thomas Bk Pg# 0- Zone ML To Show Call Broker Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
FIRM IPA Commercial
FTCF CB250N000S000/AOAA Notes NNN's 18¢ psf.



(805) 844-1000

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