

INDUSTRIAL FOR SUBLEASE

AVAIL SF: 32,052

TOTAL BLDG SF: 32,052



ADDRESS 1601 Emerson Ave, Oxnard CA ZIP 93033

**Free Standing Building for Sublease
Dock High & Ground Loading
22' Minimum Clear Height
Business Park Location
600A 480V Power
Low Net Expenses**

LEASE RENTAL \$ 28,527 /mo Gross _____ Net 0.89 Term Sublease to 4/30/2028
 SALE PRICE \$ NFS Price/SF \$ _____ Possession _____ Tax \$ TBD Yr _____
 Avail SF 32,052 Power A 600 V 277-480 Ø 3 W 4
 Min. SF 32,052 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 69,850 Truck Hi Pos 2 Dim 12' x 16'
 Const CTU Roof NONE Grd Lev Drs 2 Dim 10' x 14'
 Rail NONE Unfin Ofc Mezz SF _____ Incl in Avail SF N Restrooms: 3
 Sprinklered YES Min Clear Height 22 OFFICE DATA Office SF 2,120 # 4
 Pkg 67 Yard No Yr Blt 1987 A/C Y Heat Y Fin Ofc Mezz SF _____ Incl in Avail SF N
 Thomas Bk Pg# 0- Zone _____ To Show Call Broker - Occupied Sp. Feat. _____
 AGENT Mike Wax, SIOR (805) 844-7445, Jonathan Wolk (805) 844-7462 Region VEN Listing # _____
 FIRMIPA Commercial
 FTCF CB250N000S000 Notes Occupied. Do not disturb tenant. Call broker to show. Estimated OPEX \$0.15/SF per month. Tenant to verify all information herein.



(805) 844-1000