



# 1251 VANGUARD DRIVE

*6,185 SF Manufacturing  
(Heavy Power) & Distribution  
Space For Lease*

OXNARD, CA 93033



## Property Highlights

Total Available 6,185 SF

Unit A and B are leased

1 Grade Door 12' x 14

600 Amps 480/277V

17' Clear Height

Sprinklers

Natural Gas

12 Parking Spaces

Built in 1988

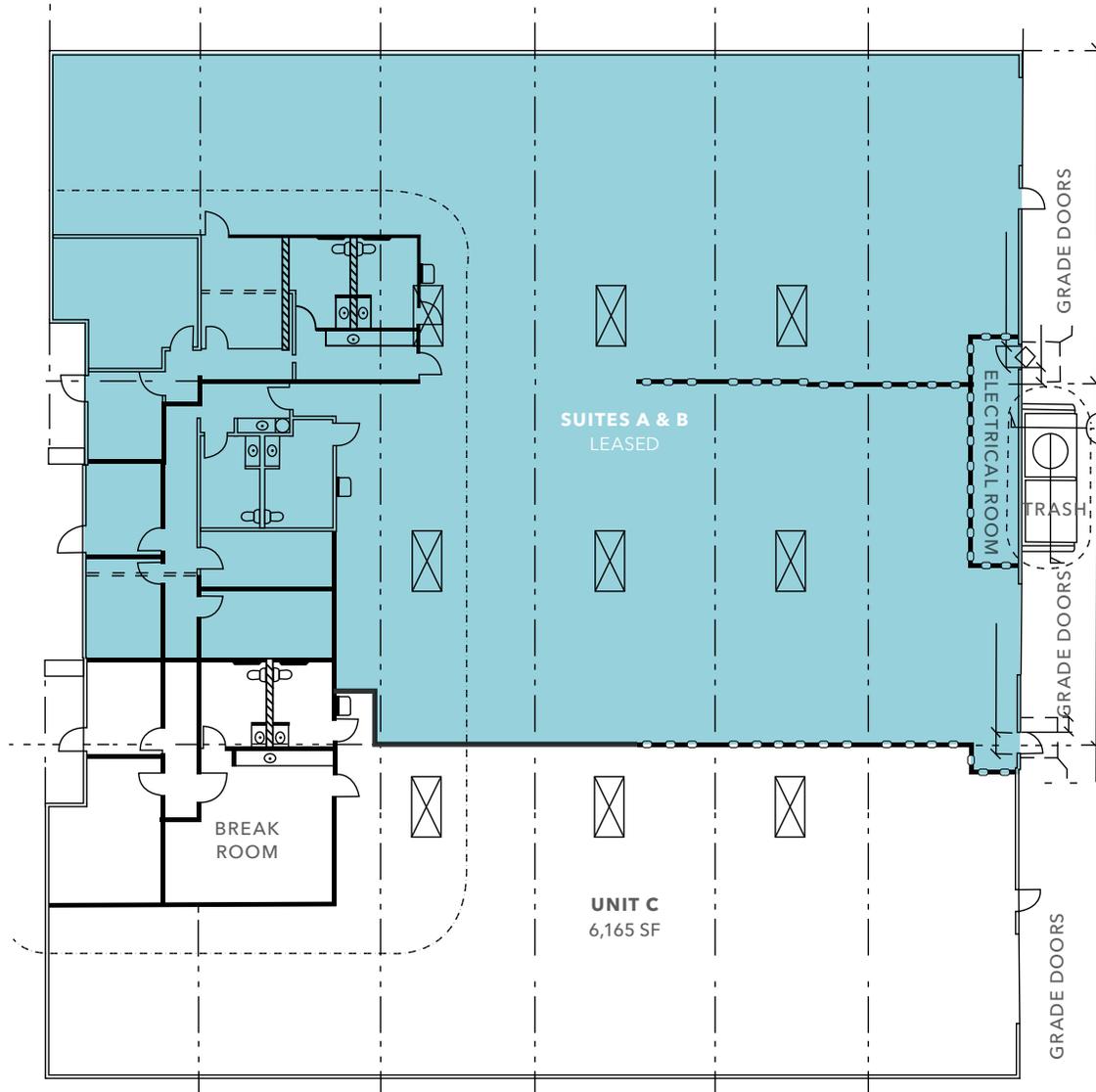
Zoning ML

Occupancy 03/2026

**6,185 SF**  
AVAILABLE

**12**  
PARKING SPACES

# UNIT C FLOOR PLAN



**6,185 SF**

AVAILABLE

**\$1.15 GROSS**

LEASE RATE (SF/MO)

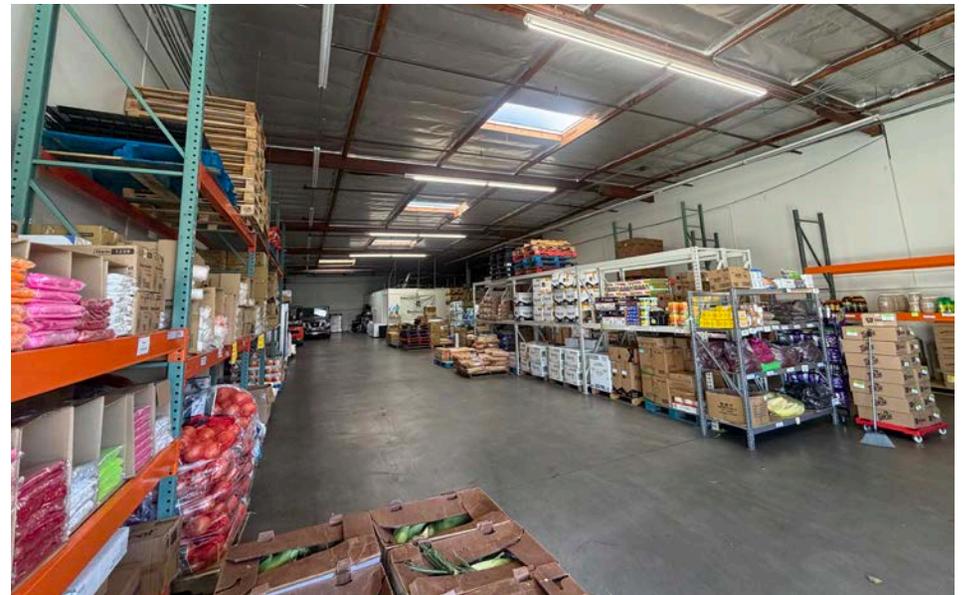
**03/2026**

AVAILABLE

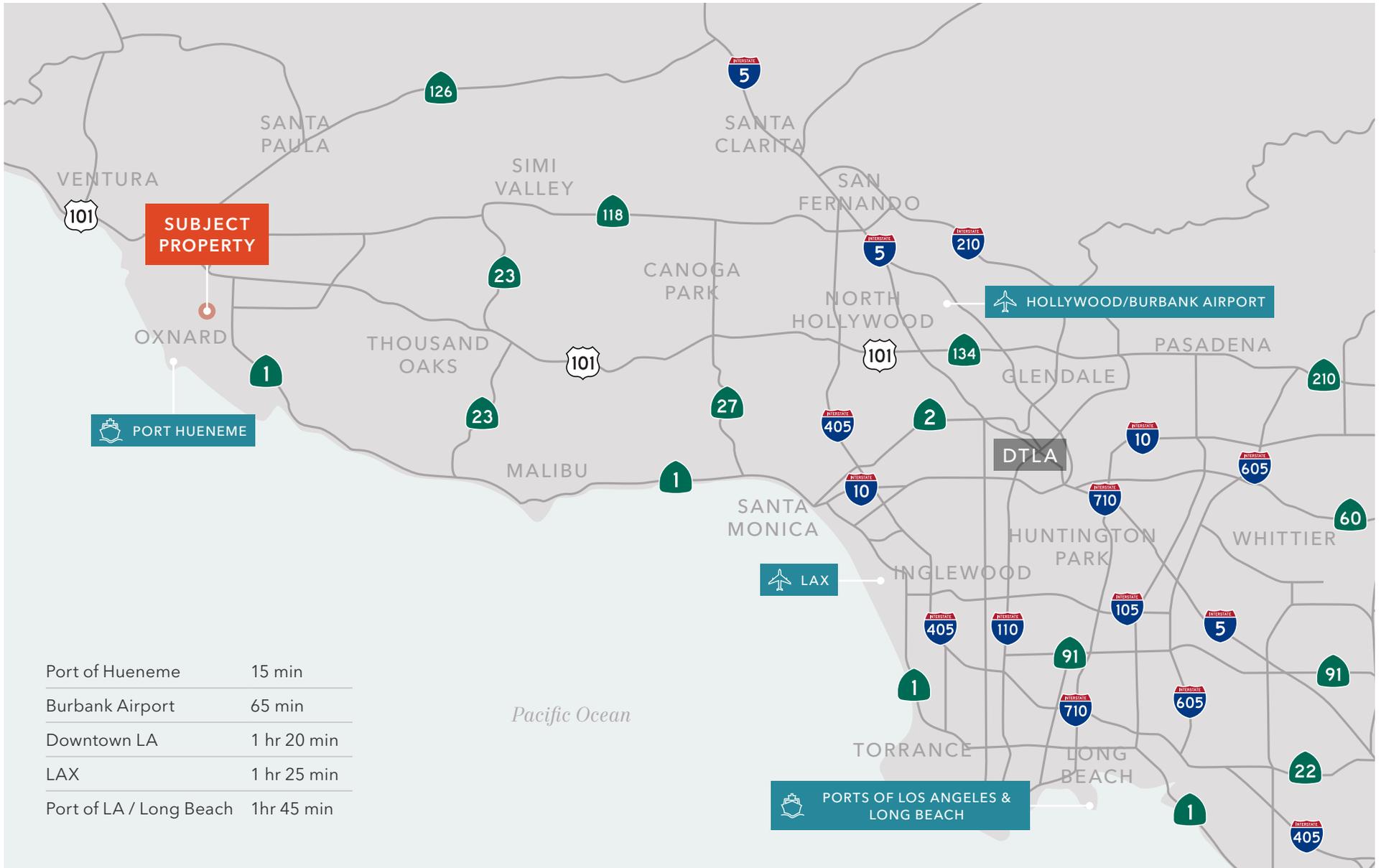
- Reception
- Breakroom
- 1 Private Office
- 2 Restrooms













## 1251 VANGUARD DR

*For more information on  
this property, please contact*

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