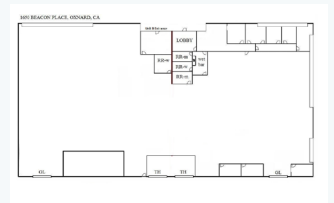
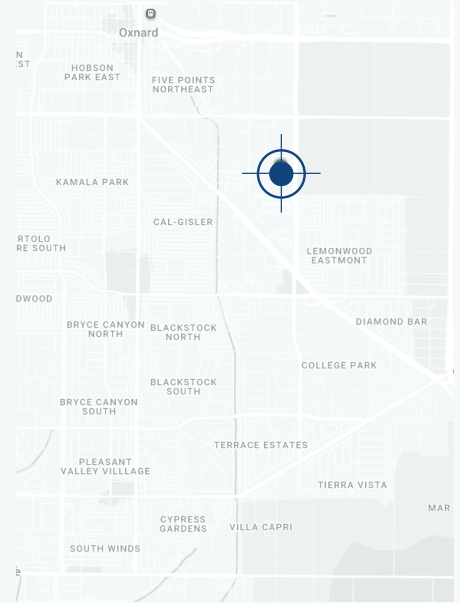


HIGH-IMAGE INDUSTRIAL SPACE FOR SALE

1650 Beacon Pl

OXNARD, CA 93033



PROPERTY DETAILS

PRICE	\$7,175,000
\$/SF	\$264.51
PARKING	56
BUILT	1990
GROSS SF	27,126 SF
LOT SF	61,855 SF
APN	220-0-293-215
ZONING	MLPD
POWER	600 AMPS (EXPANDABLE TO 1,200)
CLEAR HEIGHT	22'

THE OPPORTUNITY

1650 Beacon Place is a high-image industrial building in the heart of Oxnard's Channel Islands Business Park. The building offers a versatile space for a range of uses including: manufacturing, warehousing, distribution and more. The building has multiple ground level and truck high loading positions, well-appointed offices with great window line, multiple office and warehouse restrooms, and bonus storage mezzanine space.

*Please do not disturb tenant - Please contact Joshua Linn (818.802.6633) for tours or more information

PROPERTY HIGHLIGHTS

- High Image Industrial Building - Channel Islands Business Center
- Excellent Loading - Truck & Dock High Loading Positions
- Exceptional Glass Lined Offices - Polishing & Exam Rooms
- Ideal Owner/ Investment Opportunity - Can Be Divided Allowing 51% Occupancy
- Ample Parking - Heavy Power Possible
- Newer Roof & Newer HVAC

Joshua Linn DIRECTOR, COMMERCIAL INVESTMENTS

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