



**34,560 SF**  
INDUSTRIAL PROPERTY

**\$1.05 PSF NNN**  
**(19¢ Net Charges)**

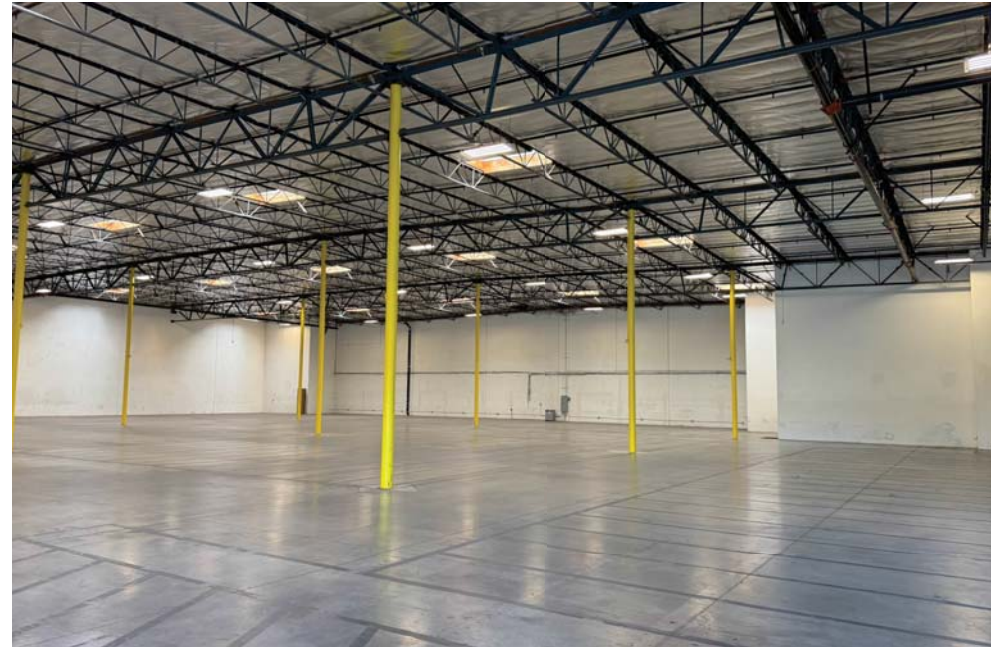
**1100 Graves Ave.**  
OXNARD, CALIFORNIA

**FOR LEASE**



# PROPERTY HIGHLIGHTS

- **Attractive Warehouse Building**
- **1,755 SF of Offices (No. Mezz.)**
- **Great North Oxnard Location**
- **24' Warehouse Clear Height**
- **Dock High Loading**
- **Extensive Windowline**
- **480A Volt Power Service**
- **Clean Business Park Environment**
- **Available for Immediate Occupancy**

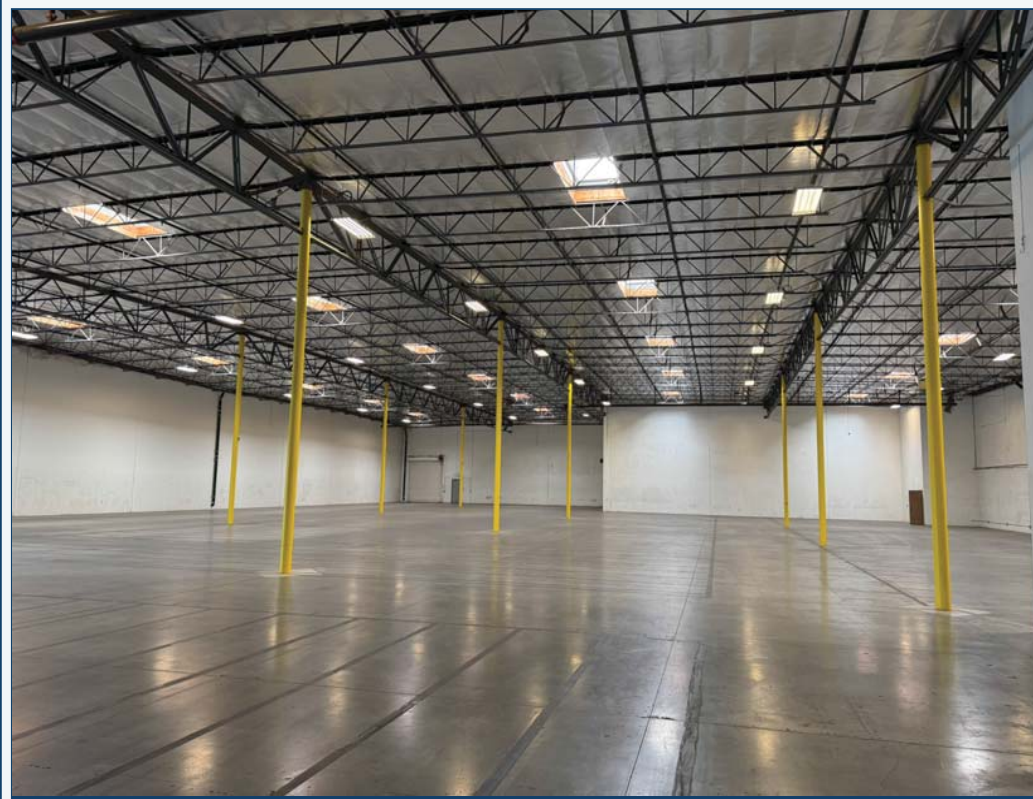
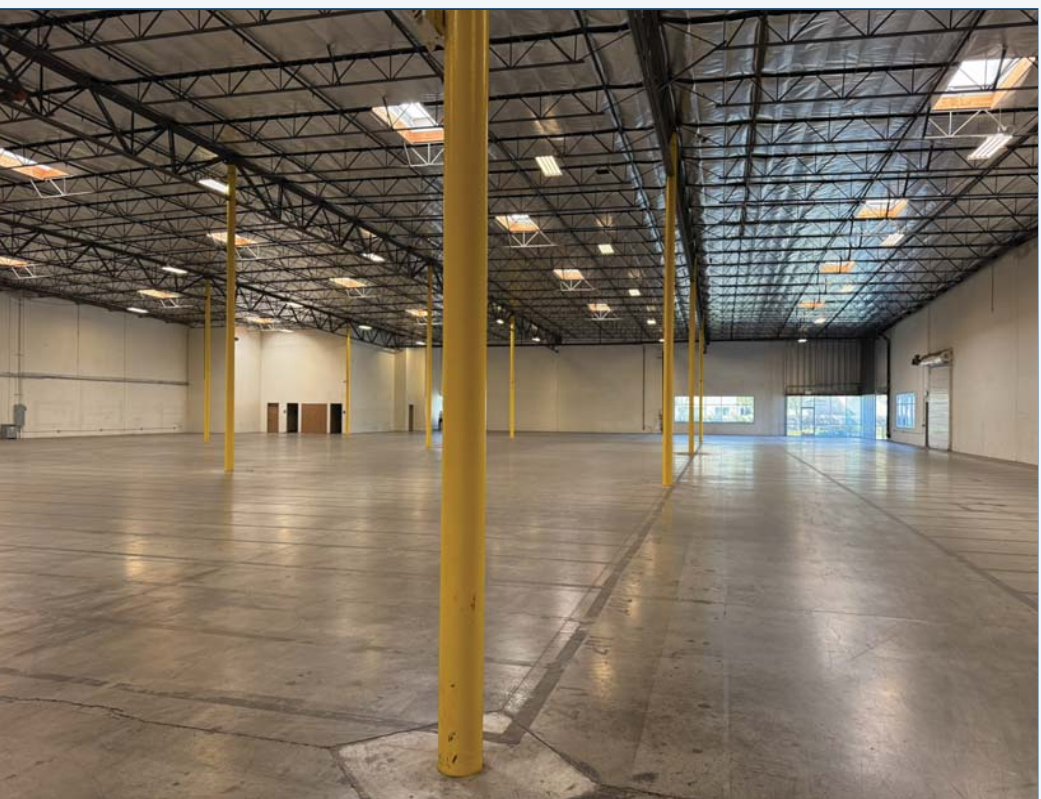


# PROPERTY DESCRIPTION

<b>Property Address</b>	1100 Graves Ave., Oxnard, CA
<b>Building Type</b>	Single-Tenant, Industrial Building
<b>Building Area</b>	Total Bldg. 34,560 SF Offices 1,755 SF Warehouse 32,805 SF
<b>Fire Sprinklers</b>	Yes
<b>Gross Land Area</b>	1.95 Acres (84,985 SF)
<b>APN</b>	214-0-032-075
<b>Year Built</b>	2004
<b>Parking</b>	77 Car Parking

<b>Loading Doors</b>	2 Dock High / 3 Grade Level
<b>Clear Height</b>	24'
<b>Zoning</b>	"ML" Industrial Zone, City of Oxnard
<b>Construction Type</b>	Concrete Tilt-Up
<b>Driveway Access</b>	Drive Around Access
<b>Power</b>	600 Amps 277/480 Volt 3 Phase
<b>Electric Service</b>	Southern California Edison
<b>Water</b>	City of Oxnard
<b>Phone/Data</b>	Frontier Communications / Spectrum







## Aerial Picture







# About IPA Commercial

## Commercial Real Estate Specialists

IPA is an independent real estate company that focuses exclusively on commercial property. As brokers, IPA has sold and leased millions of square feet of industrial property since 1976. IPA has been assisting clients in buying, selling, leasing, investing, and developing industrial properties for 50 years.

Our goal is to realize the highest rate of return for our investor clients on their industrial real estate investments. Our clients utilize our investment services for buying and selling properties, acquiring tenants for new or existing properties, and for evaluating and acquiring additional investments.

IPA's experience and market knowledge are essential in assisting our clients to make important investment decisions. We are continually in contact with investment opportunities in vacant or leased buildings, multi-tenant complexes, acreage, improved industrial lots, and industrial parks. In many cases, we can provide the missing ingredient in an investment deal, such as a tenant, or find sale-leaseback opportunities, if a business wishes to sell and then lease back the property. Sometimes we can simply confirm that an available building has investment potential.

Our clients rely on our investment analysis and our diverse experience. We excel at generating opportunities and continuously uncover new investment possibilities. Our track record of successfully packaging, selling and advising on investment transactions in Ventura County and the San Fernando Valley is representative of our superior experience and investment knowledge.



**MIKE WAX, SIOR, CCIM**

President | DRE Lic.#01228006

**Mike Wax** has been active in the industrial real estate field for more than 28 years. In 1997 Mike joined his father, a commercial real estate veteran, at his firm Industrial Park Associates. Since then Mike has been involved in all aspects of industrial real estate. His experience ranges from sales and leasing to development and management. Mike is a proud member of the Society of Industrial and Office Realtors (SIOR) and a Certified Commercial Investment Member (CCIM.)

Since 2002 IPA has been based in West Ventura County. Mike specializes on industrial properties in the Ventura County area. IPA's services include advising owners of industrial property on how best to maximize their asset's value. Mike is constantly completing and monitoring transactions taking place in the local market. This allows Mike to provide clients with comprehensive and timely information for evaluating, acquiring, developing and/or leasing industrial properties. Mike's clients are building owners, investors, developers and a variety of warehouse and manufacturing firms.



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