

INDUSTRIAL FOR LEASE

AVAIL SF: 9,428

TOTAL BLDG SF: 34,400



ADDRESS 167 LAMBERT ST, UNIT A, OXNARD CA ZIP 93036

Corner Location on Vineyard with Great Exposure
*** Fenced Yard, M-2 Industrial Zone ***
Well Appointed Offices with Breakroom
Minimum 19' Clear Height Warehouse
Immediate Occupancy

LEASE RENTAL \$ 11,785 /mo Gross 1.25 Net _____ Term 3-5 Yrs Annual COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 1-1-2025 Tax \$ _____ Yr _____
Avail SF 9,428 Power A 400 V 120-208 Ø 3 W 4
Min. SF 9,428 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos _____ Dim _____
Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12' x 14'
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered Yes Min Clear Height 19 OFFICE DATA Office SF 954 # 3
Pkg 18 Yard YES Yr Blt 1986 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 492-J5 Zone M2 To Show Call Broker For Appointment Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN
FIRM IPA Commercial
FTCF _____ Notes 6¢ psf cam fee. Yard area shared. Lessee to independently verify all info herein.



(805) 844-1000