



PROPERTY DESCRIPTION

4820-4822 McGrath Street is one of the largest multi-tenant flex buildings in the City of Ventura. Suite 200 is approximately 6,944rsf. The suite currently has 8 private offices, a large bull-pen, conference room, large training room, a copy room, mail room two large restrooms, server room and janitorial closet. The suite can be configured to suit and possibly demised to as little as 3,000rsf.

Building Size: 97,822sf | Lot Size: 4.77ac | Zoning: MPD (Manufacturing Planned District) | Year Built: 1990 | Power: 4,000a/277 - 480v 3p 4w | Docks: 1 | Drive In Doors: 6 | Number of Stories: 2 | Elevator Served: Yes | Sprinklered: Yes | Electrical Vehicle Charging: 4 stations | Number of onsite Parking: 263

CONTACT INFORMATION

To find out more, or setup a tour, please contact:

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CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.80 SF/month (Full Service)
Number of Units:	9
Available SF:	6,944 SF
Lot Size:	4.77 Acres
Building Size:	97,822 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	193	3,178
Total Population	58	482	7,625
Average HH Income	\$61,070	\$59,509	\$71,328



LOCATION OVERVIEW

Situated on the West side of Ventura County on the coastline, Ventura, CA is approximately 68 miles northwest of Downtown Los Angeles and 25 miles south of Santa Barbara. Ventura County is known nationally for its rich agriculture, tourism, thriving commerce and beaches. The City of Ventura is serviced by the 101 Freeway and the 126 Highway. Significant companies are headquartered in Ventura including Patagonia, Trade Desk, Community Memorial Hospital, along with the Administrative Offices of Ventura County. Ventura County is served by two naval bases, the Port of Hueneme and Camarillo Airport.

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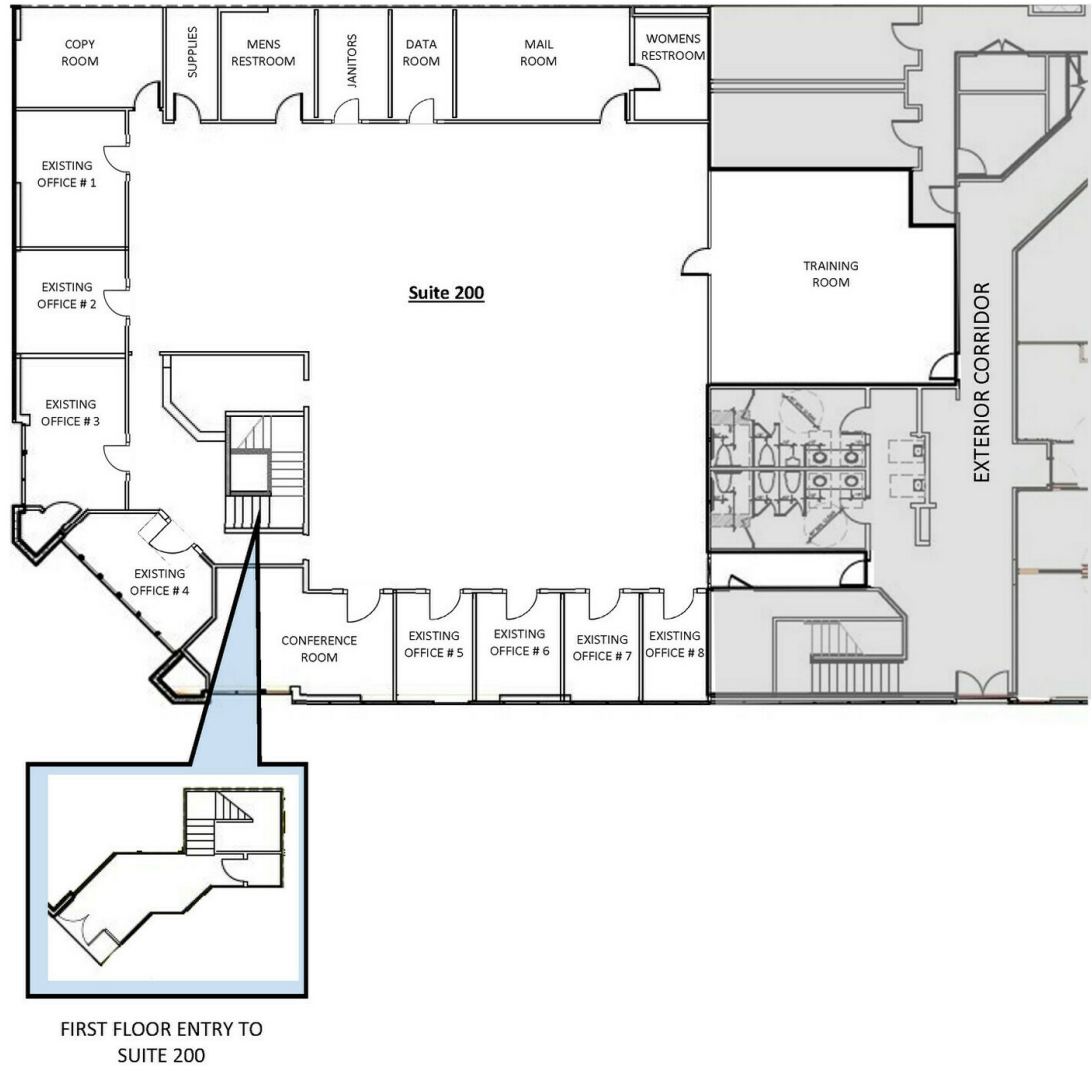


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