

INDUSTRIAL FOR LEASE

AVAIL SF: 970

TOTAL BLDG SF: 7,760



ADDRESS 807 MAULHARDT AV, OXNARD CA ZIP 93030

Small Industrial Unit For Lease
970 SF with 10' x 12' Loading Door
Flexible M-1 Zone
Excellent Oxnard Location
1 Restroom (No Offices)

LEASE RENTAL \$ 1,406.50 /mo Gross \$ 1.45 Net Term 2-5 Years
SALE PRICE \$ NFS Price/SF \$ Possession 1/1/2026 YEARS Tax \$ Yr
Avail 970 SF Power A 120 V 200-200 TBD Ø 3 W 4
Min. 970 SF Heat VERFY Cooling VERFY PWR Notes VERIFY
Land SF 32,670 Truck Hi Pos 0 Dim
Const BLK Roof VERFY Grd Lev Drs 1 Dim 10 x 12
Rail NONE Sprinklered Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 1
YES Min Clear Height 14 OFFICE DATA Office SF 0 # 1
Pkg 2 Yard No Yr Blt 1979 A/C None Heat None Fin Ofc Mezz SF None Incl in Avail SF N
Thomas Bk Pg# 523-B4 Zone M-1 To Show Call Broker - FOR APPOINTMENT Sp. Feat.
AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing #
FIRM IPA Commercial

FTCF Notes 9¢ psf montly Cam fee, plus \$50 key fee. Lessee to independently verify all info herein
Unit square footage is approximate. No automotive uses.



(805) 844-1000