

S ROSE AVE UNIT C  
**2101**



Ideal Owner/User Industrial Condo  
For Sale in Oxnard, CA





Located in Oxnard's Versatile

**Limited Manufacturing (M-L) Zone** permitted uses include: administrative offices, aircraft sales, ambulance base facilities, business equipment sales, computer service and sales, warehousing, distribution, and wholesaling, furniture manufacturing/repair and upholstery, plumbing supply, restaurants, vehicle repair, veterinary services, and more.

# OVERVIEW

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- Asking Price: \$450,000 (\$350/SF)
- One Private Office & Reception Area
- Single Restroom
- 14' Clear Height
- 125 Amps / Single Phase
- Newer Air Conditioning Unit
- 38' Maximum Warehouse Length
- 48' Truck Court
- Ground Level/Drive-In Door: 1
- Association Dues: Approx. \$380.99/month (\$0.30/SF)
- Year Built: 2002
- Zoning: ML-PD; Limited Manufacturing - Planned Development

± 1,284 SF



# HIGHLIGHTS

- **Attractive Price:**  
Excellent price point to enter into Commercial Real Estate Ownership. A portfolio often starts with a small purchase, build equity in Commercial Real Estate as an owner/user or investor.
- **Close Proximity to the Port of Hueneme:**  
The only deep-water commercial port between Los Angeles and San Francisco, serving major automotive and agricultural importers.
- **Excellent Regional Access:**  
Easy connection via Hwy 101 & SR-126 to Los Angeles, Santa Barbara, and the Central Valley.
- **Zoning: M-L (Limited Manufacturing – Planned Development):**  
Permitted uses include: Administrative offices, aircraft sales, ambulance base facilities, business equipment sales, computer service & sales, warehousing, distribution & wholesaling, furniture manufacturing/repair & upholstery, plumbing supply, restaurants, vehicle repair, veterinary services, and more.
- **Strategic Industrial Location:**  
Near Oxnard & Camarillo industrial corridors, home to Amazon, FedEx, Haas Automation, and UPS.
- **Strong Local Workforce:**  
Access to a skilled labor base and a business-friendly environment with available state and municipal incentives.
- **Growth-Oriented Market:**  
Positioned within an area experiencing significant industrial, residential, and commercial expansion.

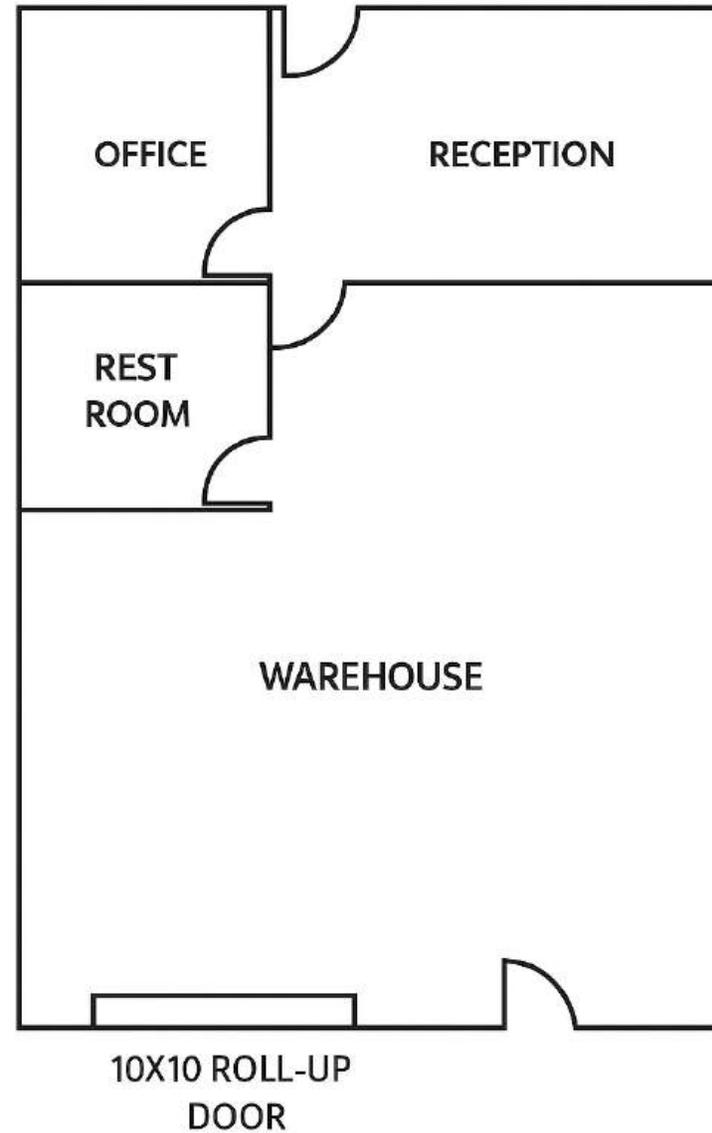
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# FLOOR PLAN



\*Floor Plan Not to Scale



**PROPOSED SBA 504 LOAN STRUCTURE**



BUILDING ACQUISITION	\$450,000
SBA/CDC FEES	\$10,000
<b>TOTAL PROJECT COST</b>	<b>\$460,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$225,000	6.50%	25 Years 25 Yr. Amort.	1st Deed	\$1,519	\$18,231
SBA 504 LOAN	40%	\$190,000	5.86% Nov '25	25 Years Full Amort.	2nd Deed	\$1,208	\$14,496
BORROWER	10%	\$45,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$460,000</b>				<b>\$2,727</b>	<b>\$32,726</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

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**SBA LOAN  
STRUCTURE**

AERIAL

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