

2509 N VENTURA AVE

VENTURA, CA 93001



For Sublease | Two Freestanding industrial buildings on ±1.59 AC Lot

Colliers



2509
N VENTURA AVE

PROPERTY HIGHLIGHTS

- Two freestanding industrial buildings of approximately 2,800 SF and 4,600 SF, situated on approximately 1.59 acres
- Fully fenced for security and operational efficiency
- Excellent freeway access for logistics and transportation
- Ideal for equipment storage, truck parking, and building materials
- Long-term lease in place with flexible renewal options

ADDRESS: 2509 N. Ventura Ave, Ventura, CA 93001

BUILDING SIZE: Building 1 - 2,800 SF
Building 2 - 4,600 SF

LOT SIZE: ±1.59 Acres

MASTER LEASE EXPIRATION: 10/31/2033

OPTIONS: Two (2) Five-Year
Renewal Options

LEASE RATE: \$25,000 per month through 10/31/2026
\$30,000 per month starting 11/1/2026
3% Annual Increases thereafter

LEASE TYPE: NNN

2509

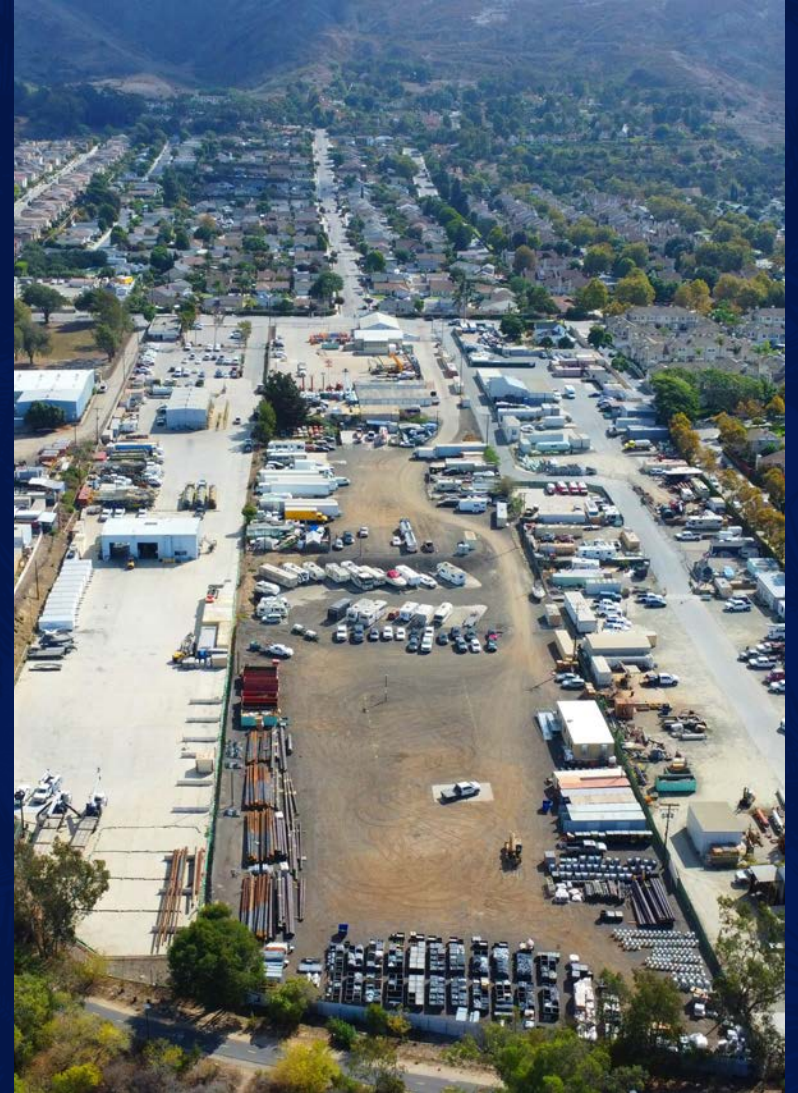
N VENTURA AVE



THE PROPERTY

Property Photos

2509
N VENTURA AVE

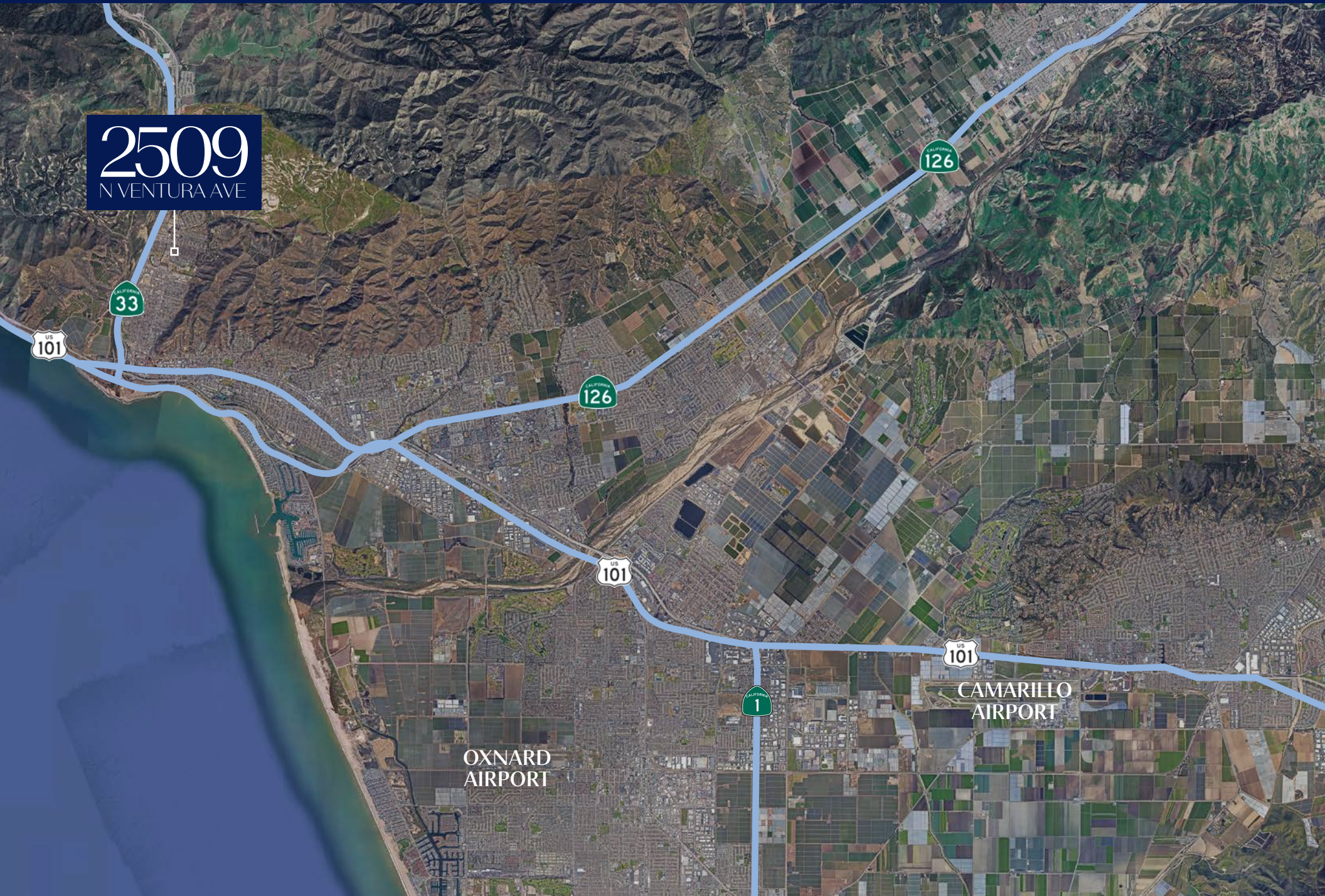


Property Photos

2509
N VENTURA AVE



Location Overview



Get In
Touch

AUSTIN HERLIHY

Executive Vice President

Lic. 01518112

Direct: +1 805 518 1491

austin.herlihy@colliers.com

MILES WATERS

Vice President

Lic. 02047288

Direct: +1 805 518 1493

miles.waters@colliers.com

CHRIS PARKER

Vice President

Lic. 01887788

Direct: +1 805 518 1492

chris.parker@colliers.com

MIKE CHUNG

Associate

Lic. 02156327

Direct: +1 805 518 3254

mike.chung@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

COLLIERS

314 E. Carrillo St, Santa Barbara, CA 93101

colliers.com