

OFFERING MEMORANDUM

# 4500 DUPONT CT

*Sale or Lease Opportunity*



Rendering of Build-To-Suit Opportunity

VENTURA, CA 93003

**km** Kidder  
Mathews

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*Exclusively  
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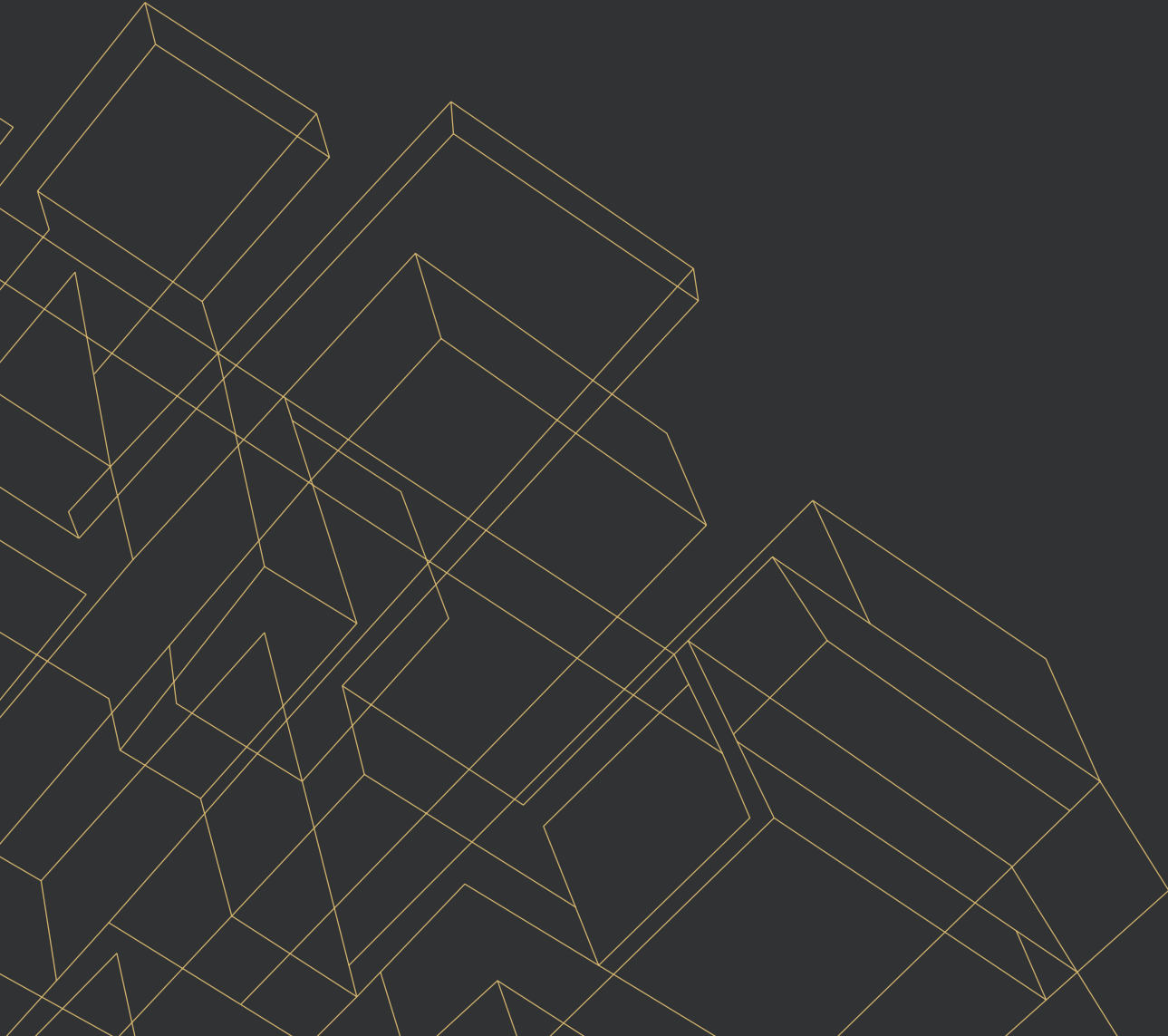
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# EXECUTIVE SUMMARY

# *BUILD-TO-SUIT* INDUSTRIAL BUILDING IN VENTURA, CA

Kidder Mathews, as exclusive advisor, is pleased to present 4500 Dupont, the newest building of its class to be built in the last decade. Being a build-to-suit building by experienced developers, no customization is too complex to make sure that this building is a perfect fit for your operation. Available for Sale or Lease. Contact Broker for details and pricing.

ADDRESS	4500 Dupont Ct, Ventura, CA 93003
APN	084-0-0132-365
BUILDING SIZE	36,870 - 42,600 SF
MEZZANINE (OPTIONAL)	5,730 SF
COLUMN SPACING	60' by 60'
PARKING	70 Spaces (1.64:1,000 SF)
LOADING DOCKS	4 (9' x 10')
GROUND LEVEL DOORS	2 (12' x 14')
POWER	800A
EST. COMPLETION	Q1 2027



CONCEPTUAL RENDERING

### *Build-to-Suit*

A rare opportunity to craft your bespoke warehouse. Custom offices, layout, finishes, and more... be apart of the process.

### *Desirable Beach Community*

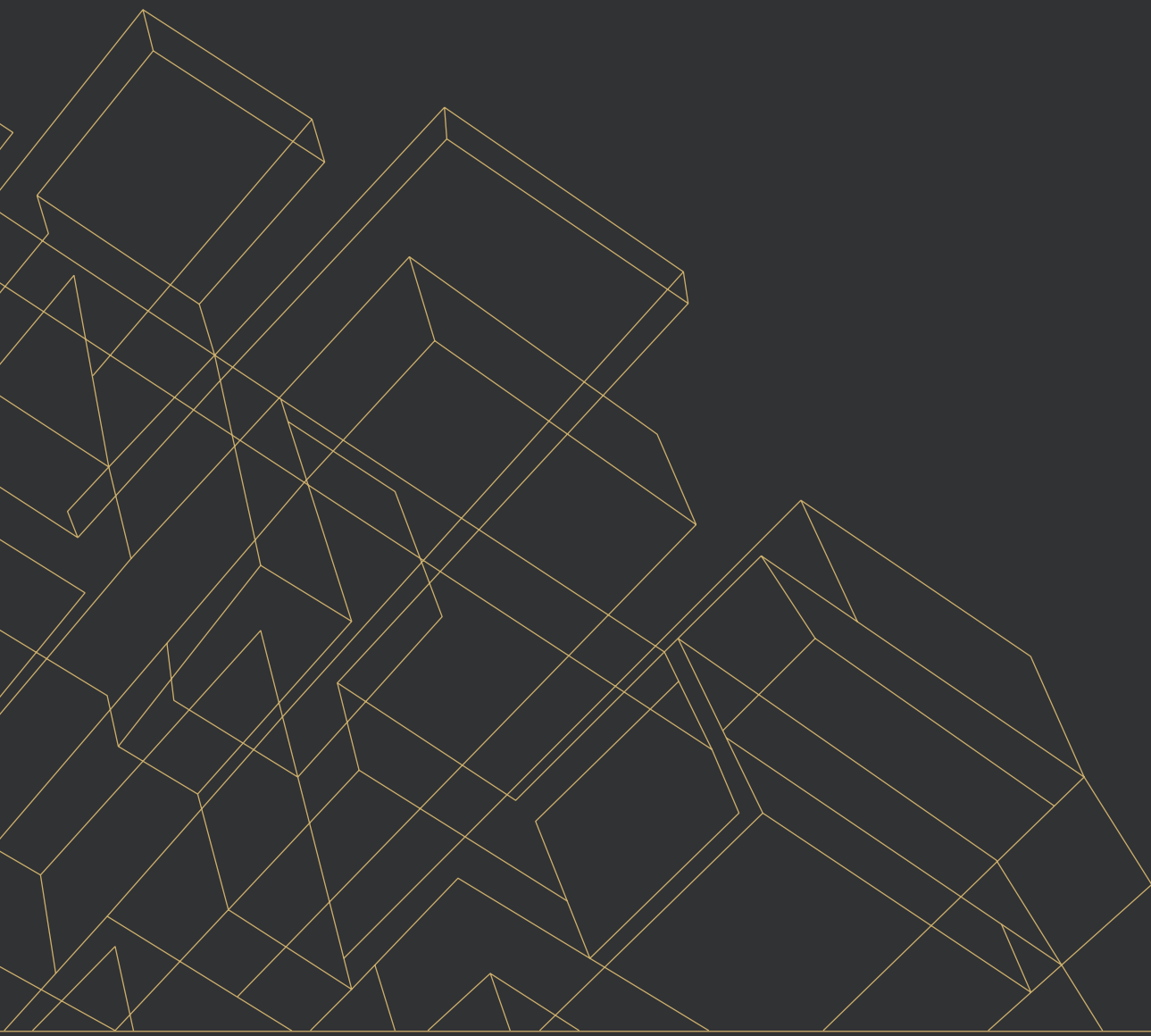
Nestled between Santa Barbara and Malibu, the City of Ventura is a beach community that offers a wonderful quality of life with many outdoor activities, a vibrant downtown scene, and good schools.

### *Divisible*

This property can easily be split into a two tenant industrial building.



CONCEPTUAL RENDERING



# PROPERTY OVERVIEW

# ZONING INFORMATION

## *MPD (Manufactured Planned Development)*

### USES PERMITTED

Light Industrial

Wholesaling and Distribution

Government Services

Research or Laboratory Services

Medical and Animal Services

Administrative, Business, and Professional Services

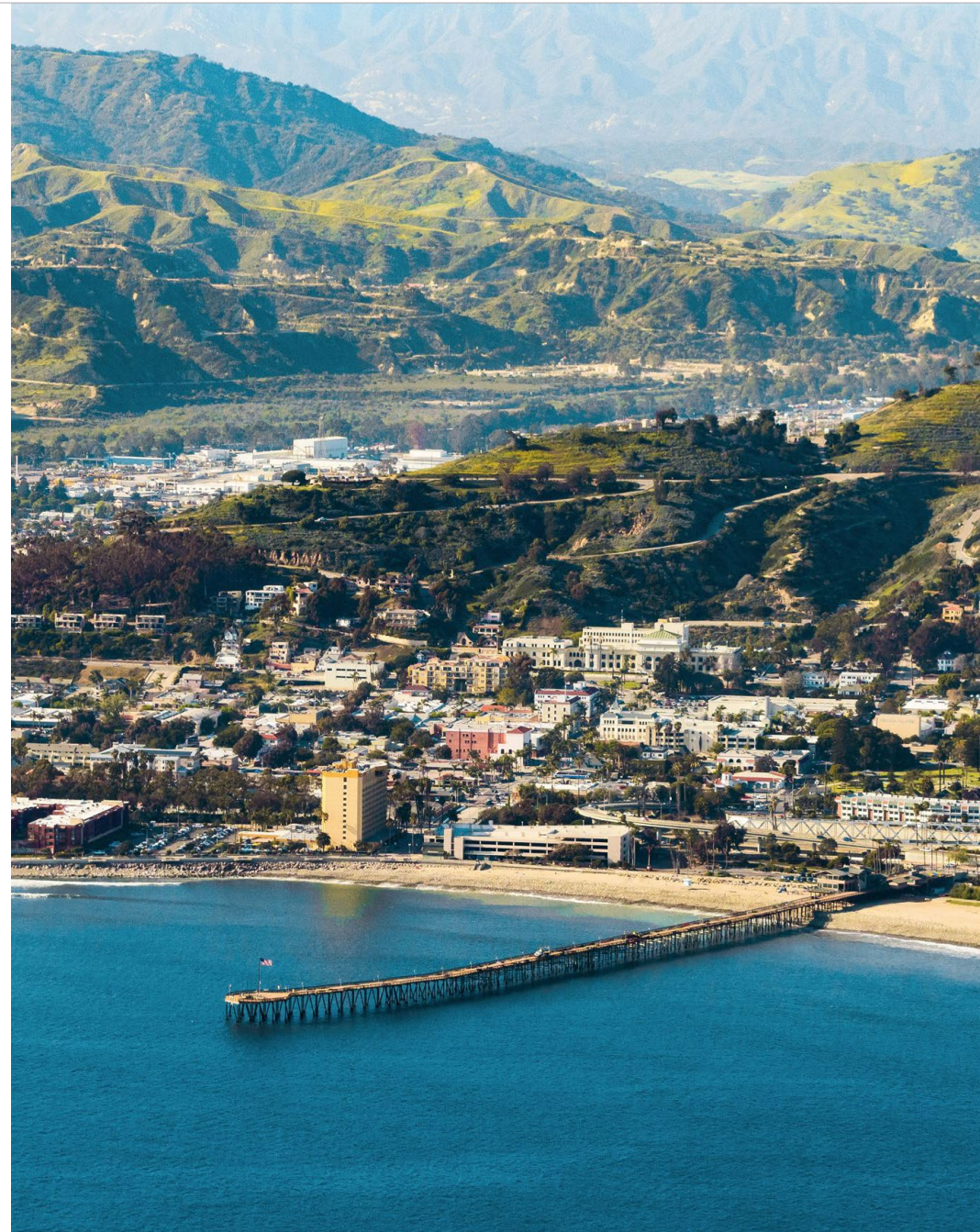
Automotive and Accessories: Automotive Sales, Wholesale

Construction Sales and Services

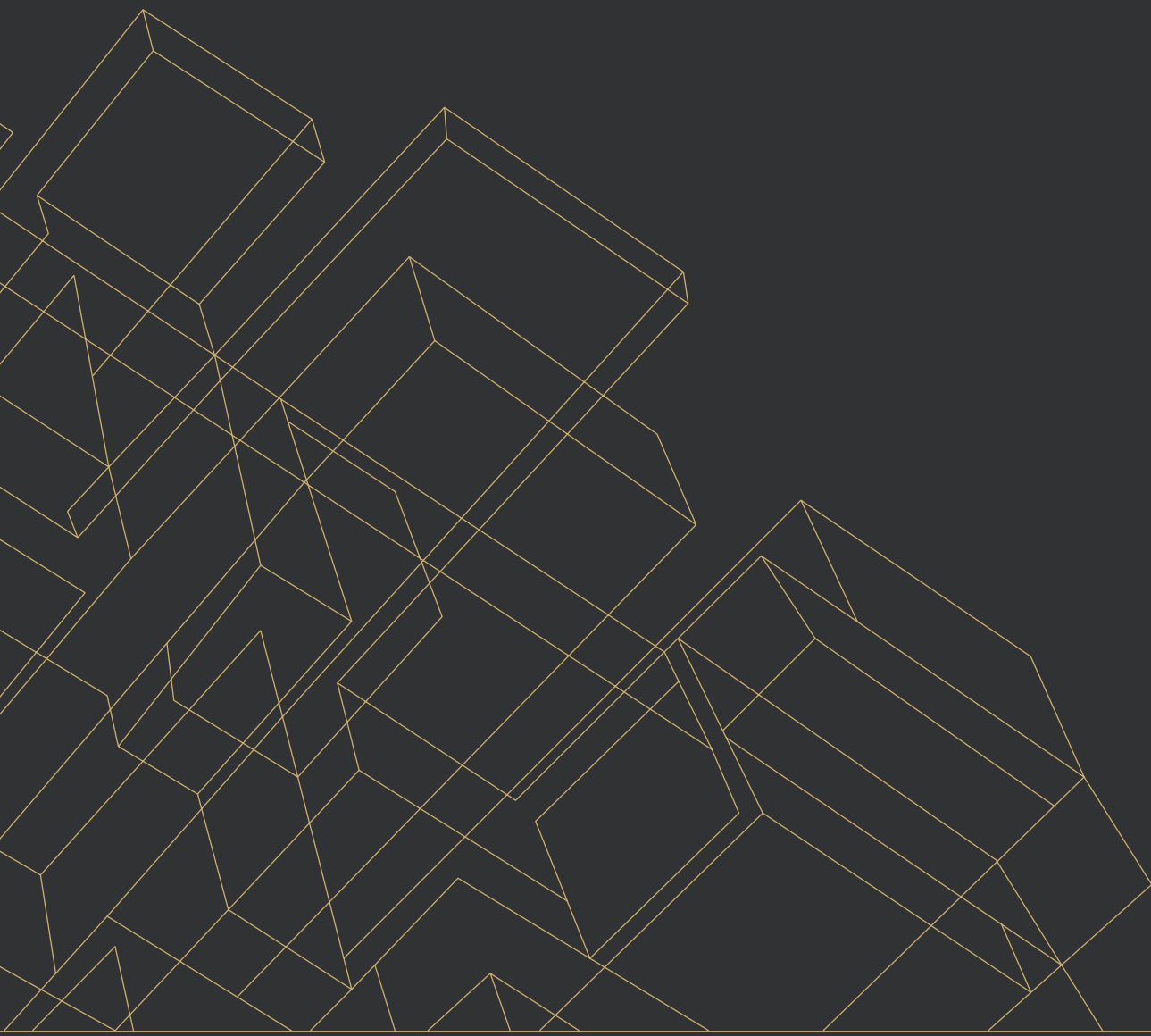
Education Services: Commercial

Recycling Services

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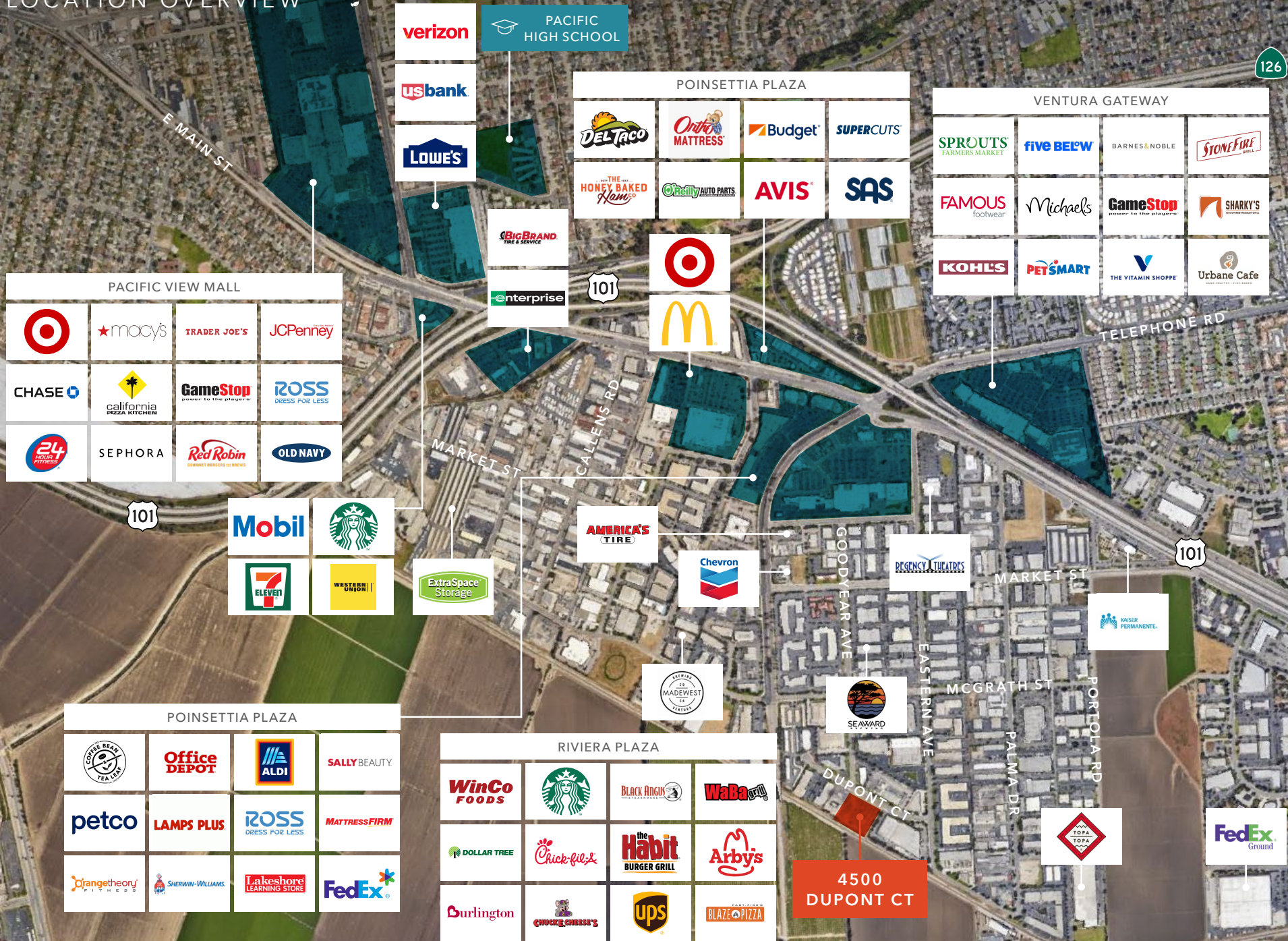




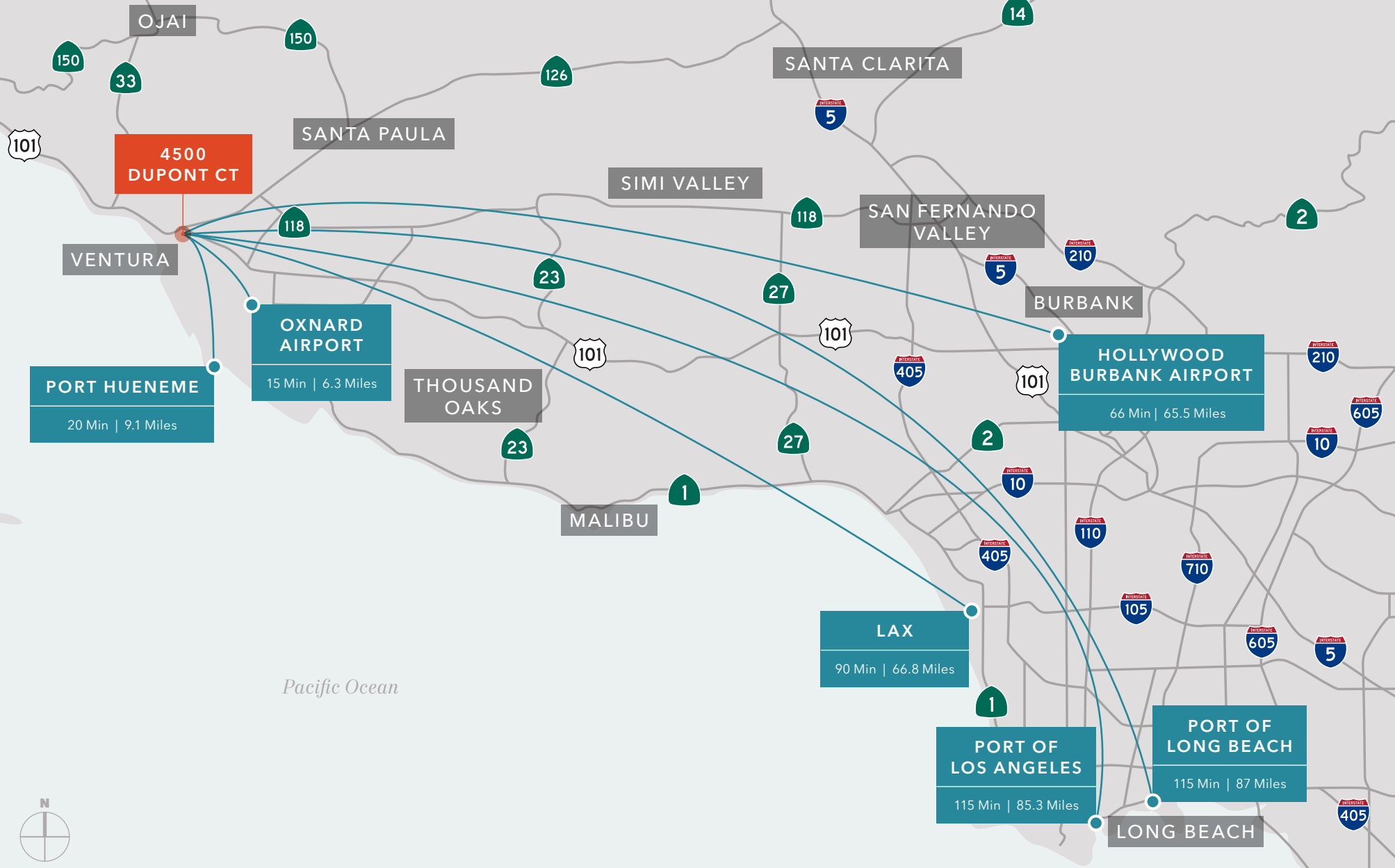


# LOCATION OVERVIEW

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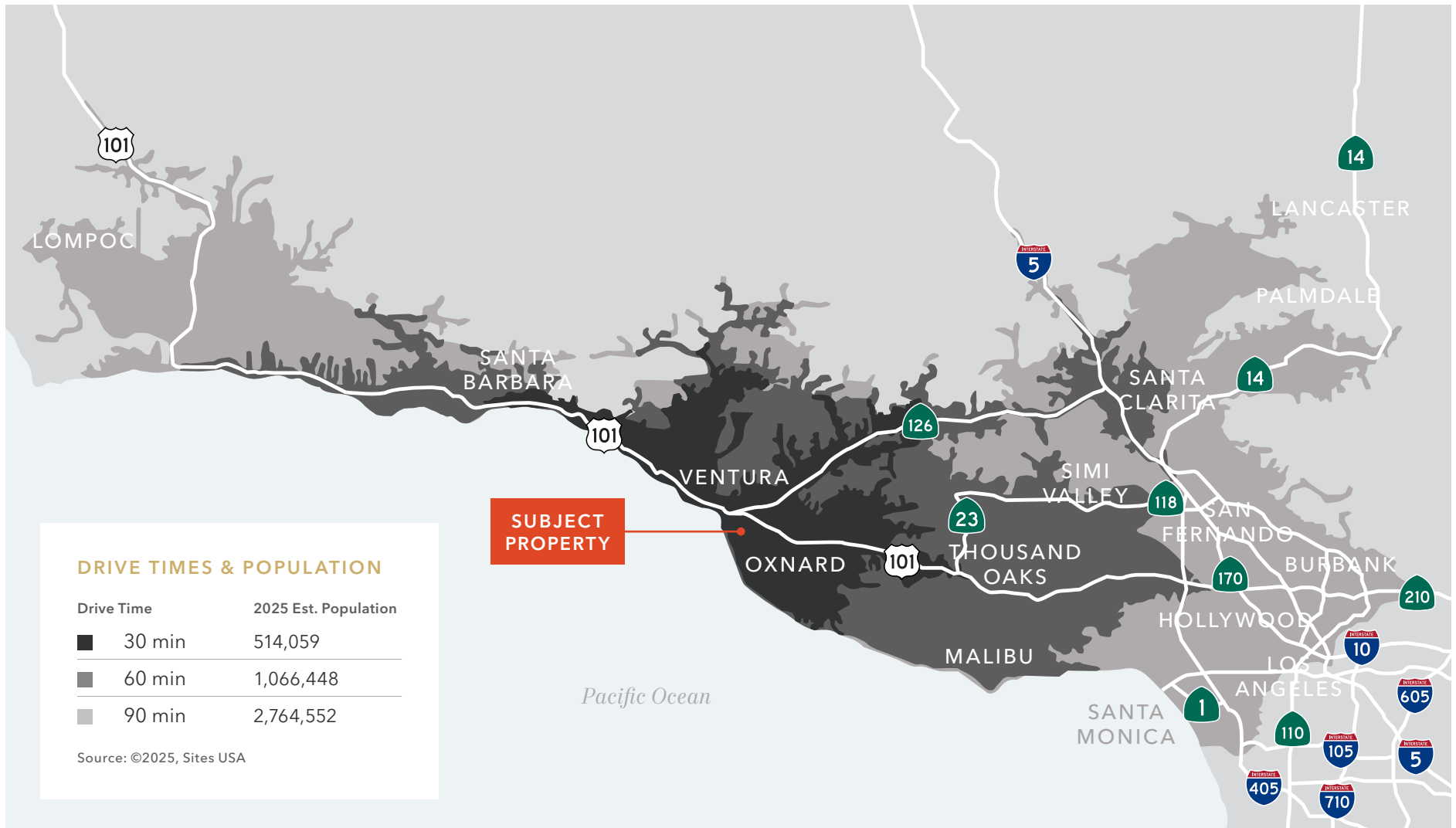
LOCATION OVERVIEW

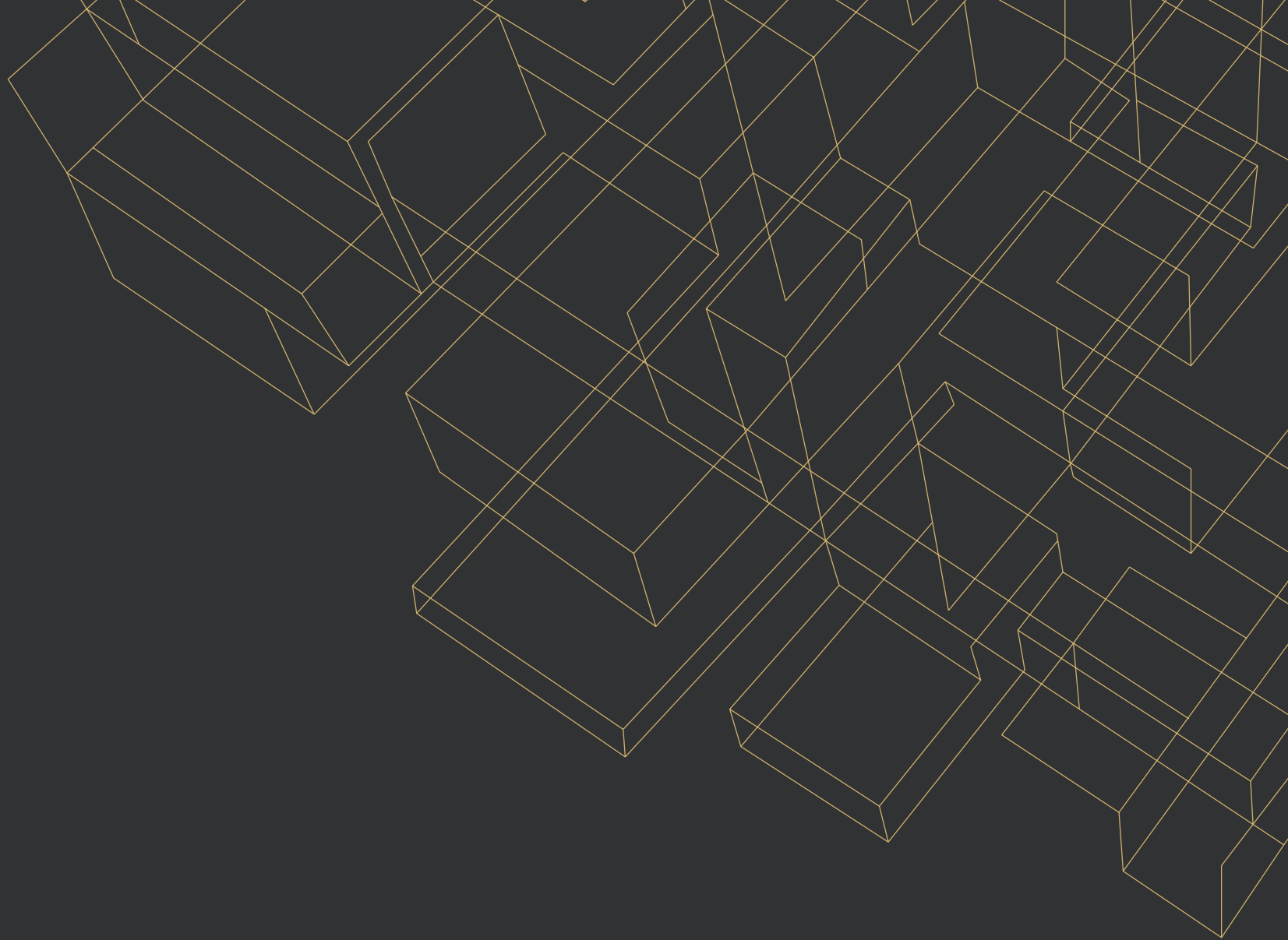


Pacific Ocean



# DRIVE TIME MAP





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