

# INDUSTRIAL FOR LEASE

AVAIL SF: 6,700

TOTAL BLDG SF: 13,760



ADDRESS 900 GRAVES AV, OXNARD CA ZIP 93030

**Prime Industrial Space For Lease**  
**19' Minimum Clear Height Warehouse**  
**Attractive Concrete Tilt-Up Building**  
**12' x 14' Loading Dr. / Functional Office Layout**  
**Great North Oxnard Location 1 Mile from 101**

LEASE RENTAL \$ 8,375 /mo Gross 1.25 Net \_\_\_\_\_ Term 3-5 YEARS  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 45 Days Tax \$ \_\_\_\_\_ Yr 2024-2025  
Avail SF 6,700 Power A 400 V 120-208 Ø 3 W 4  
Min. SF 6,700 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
Const CTU Roof LAM Grd Lev Drs 1 Dim 12' X 14'  
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
Sprinklered YES Min Clear Height 19 OFFICE DATA Office SF 1,320 # 2  
Pkg 14 Yard No Yr Blt 2002 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
Thomas Bk Pg# 523-B4 Zone ML To Show Occupied - Call Broker Sp. Feat. \_\_\_\_\_  
AGENT Michael L Wax, SIOR (805)844-7445 Region VEN Listing # \_\_\_\_\_  
FIRM IPA Commercial  
FTCF \_\_\_\_\_ Notes Lessee to verify all information herein.



**(805) 844-1000**

**GRAVES AVENUE**

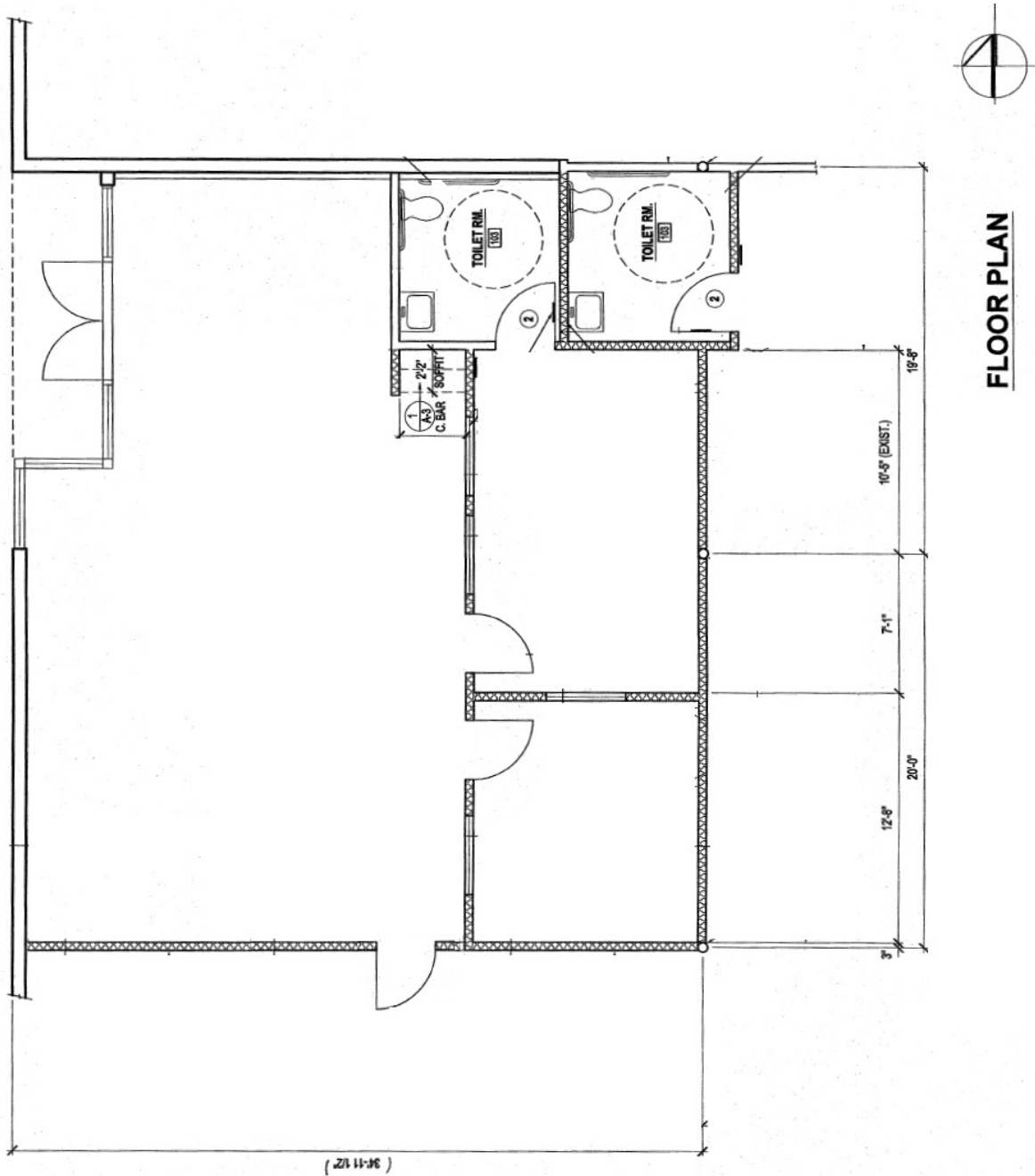


**(805) 844-1000**



# 900 Graves Avenue, Oxnard

## - Office Floor Plan -



For More Information, Please Contact:

**Mike Wax**

(805) **844-1000**