

INDUSTRIAL FOR LEASE

AVAIL SF: 7,584

TOTAL BLDG SF: 20,688



ADDRESS 4450 DUPONT CT UNIT A, VENTURA CA ZIP 93003

Prime Industrial Space in Ventura
Front Corner Unit - Refurbishing Underway!
20' Clear Height & 12' x 13' Loading Door
Minimal Office Space & No CAM Fees
Great Location by Telephone Rd & 101 Freeway

LEASE RENTAL \$ 9,480 /mo Gross 1.25 Net _____ Term 3-5 YRS W/ANNUAL COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 8-1-2025 Tax \$ _____ Yr 2024-2025
Avail SF 7,584 Power A 200 V 277-480 Ø 3 W 4
Min. SF 7,584 Heat SPACE Cooling NONE PWR Notes VERIFY
Land SF POL Const Truck Hi Pos 0 Dim _____
CTU _____ Roof LAM Grd Lev Drs 2 Dim 12 X 13
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 560 # 2
Pkg 15 Yard No Yr Blt 1990 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 492-A5 Zone MPD To Show Call Broker - OCCUPIED Sp. Feat. _____
AGENT Mike Wax, SIOR - (805) 844-7445 Region VEN Listing # _____
IPA Commercial
FTCF _____ Notes AVAILABLE 8-1-2025



(805) 844-1000