

INDUSTRIAL FOR LEASE

AVAIL SF: 34,560

TOTAL BLDG SF: 34,560



ADDRESS

1100 GRAVES AV, OXNARD CA

ZIP

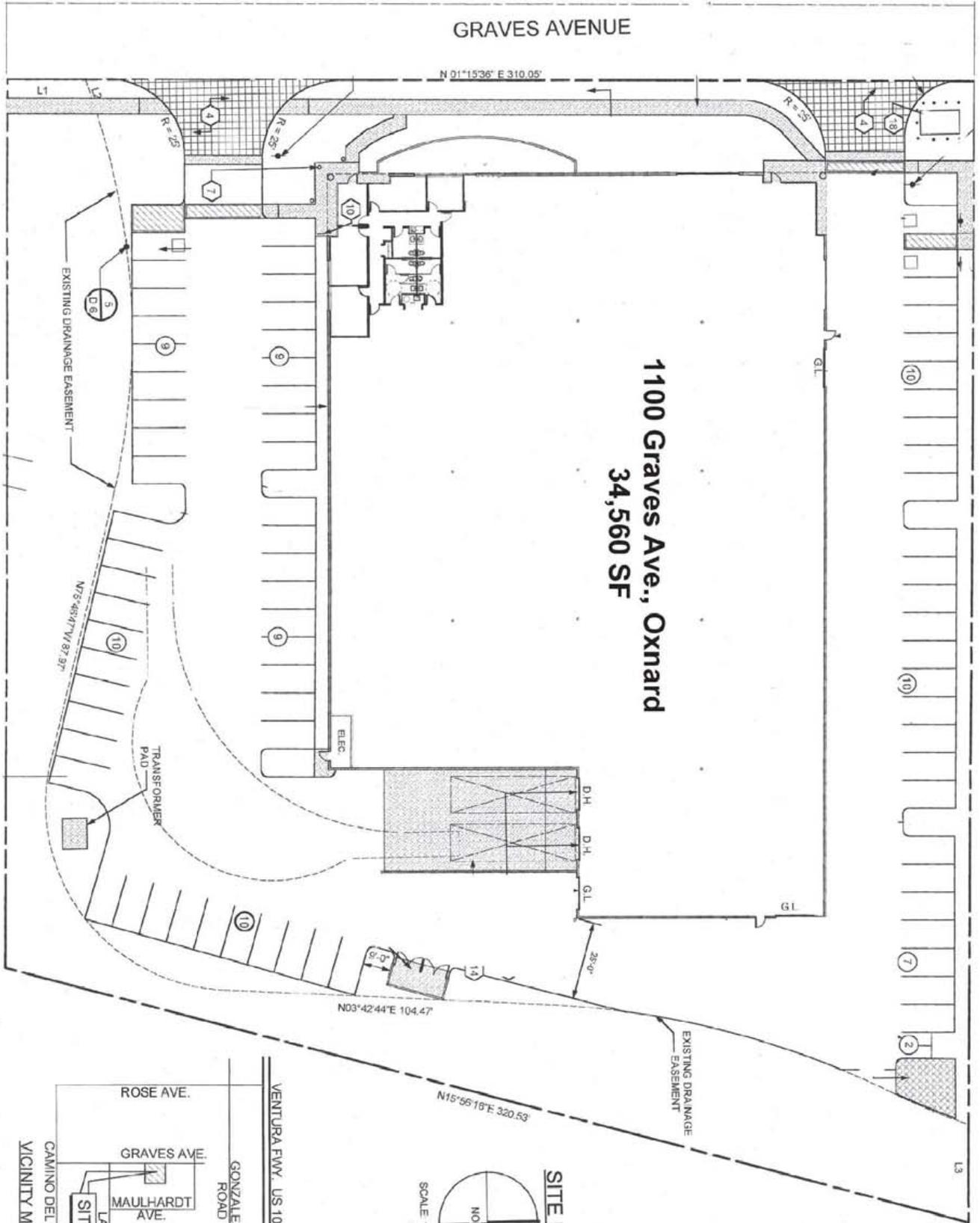
93030

**Well Located Oxnard Industrial Building
High Image Warehouse Facility
24' Clear & T-5 Lighting with Motion Sensors
2 Position Truckwell, Drive Around Truck Access
3 Ground Loading Doors**

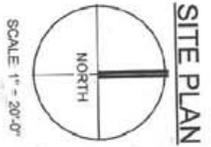
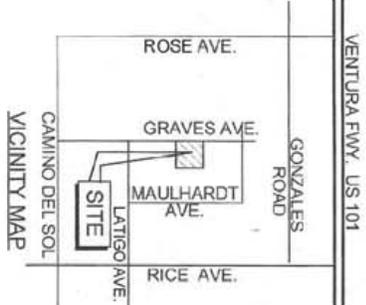
LEASE RENTAL \$ 36,288 /mo Gross _____ Net 1.05 Term 5 Yrs annual COLA's
SALE PRICE \$ NFS Price/SF \$ _____ Possession 3/01/2026 Tax \$ 32,471.00 Yr 2025-2026
Avail SF 34,560 Power A 600 V 277-480 Ø 3 W 4
Min. SF 34,560 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 84,985 Truck Hi Pos 2 Dim 10x12
Const CTU Roof OTH Grd Lev Drs 3 Dim 10x12;12x14
Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 4
Sprinklered Unknown Type Min Clear Height 24 OFFICE DATA Office SF 1,755 # TBD
Pkg 77 Yard No Yr Blt 2004 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
Thomas Bk Pg# 523-A6 Zone ML To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing # _____
FIRM IPA Commercial
FTCF _____ Notes Roof: hybrid. Special Features: Free Standing Building. Occupied.



(805) 844-1000



1100 Graves Ave., Oxnard
34,560 SF



SITE PLAN