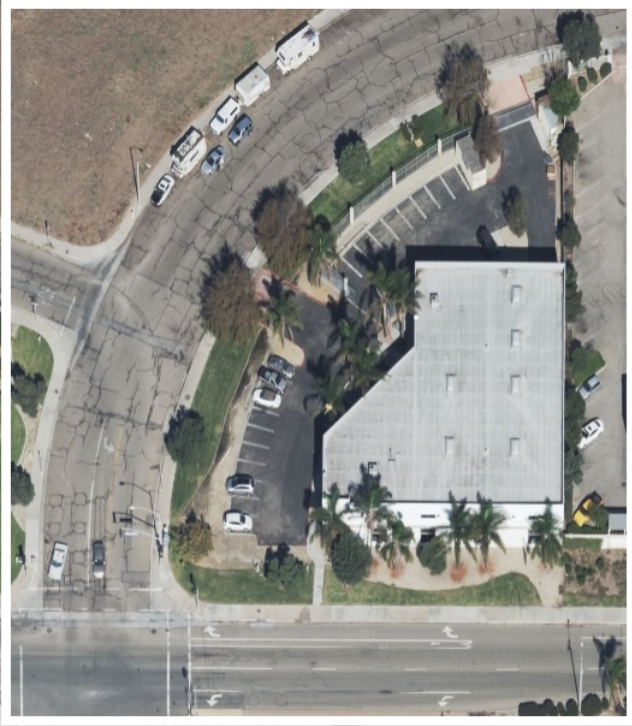


2-Tenant Leased Investment For Sale

707-709 E. Hueneme Rd. Oxnard CA 93033



Exclusively Marketed by:

Michael Wax, SIOR
President
(805) 844-7445
mike@ipa76.com
Lic: 01228006

Jonathan Wolk
Vice President
(805) 844-7462
jwolk@flash.net
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Industrial For Sale

Building Size: 12,577 SF



Address: 707-709 E Hueneme Rd, Oxnard, CA
Cross Streets: Hueneme/Arcturus

**Two Tenant Leased Investment For Sale
5,562 SF & 7,015 SF Units, Leased to 12-31-2025
Attractive Warehouse on Corner Location
1 Acre Lot Size - Fenced Parking Area
18' Minimum Clear Height**

Sale Price: \$3,099,000
Available SF: 12,577

Const Status/Yr Blt: Existing/2005R2009
Region: Ventura
Zoning: MLPD

Ground Level Drs: (1) 12 X 14, (1) 12 X 12
Sprinklered: Fully - Wet
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Listing Company: IPA Commercial

Agents: Michael Wax, SIOR (805) 844-1000, Jonathan Wolk (805) 844-7462

Sale Price/Ft: \$246.40
Terms: Cash/Cash to New Loan
Roof Type: Laminated/GLU Wood Beam
Construction Type: Tilt-up
Specific Use: Light Industrial
Lot Size: 45,058 SF

Dock High: 0
Yard: Yes
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Taxes: TBD
Possession: COE
Minimum SF: 5,562
Parking Ratio: : 2:0 / Spaces: 25
APN #: 223-0-044-055

Office SF / #: 1,949 / 6
Office Air: Yes **Office Heat:** Yes
Clear Height: 18
A 600 V 277/480
Restrooms: 3

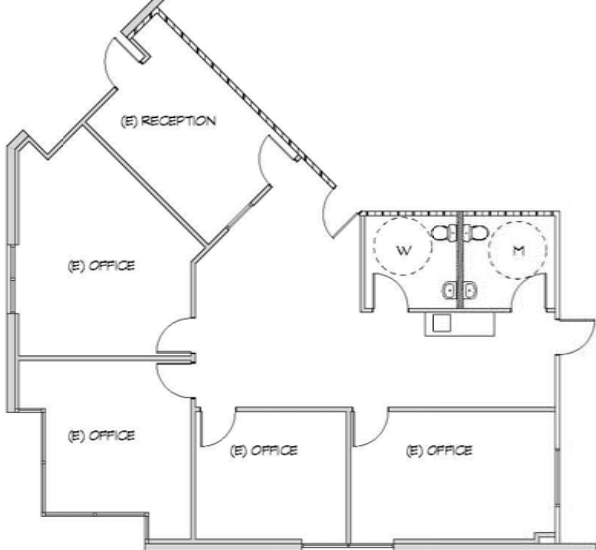
Notes: Occupied, Call Broker To Show.





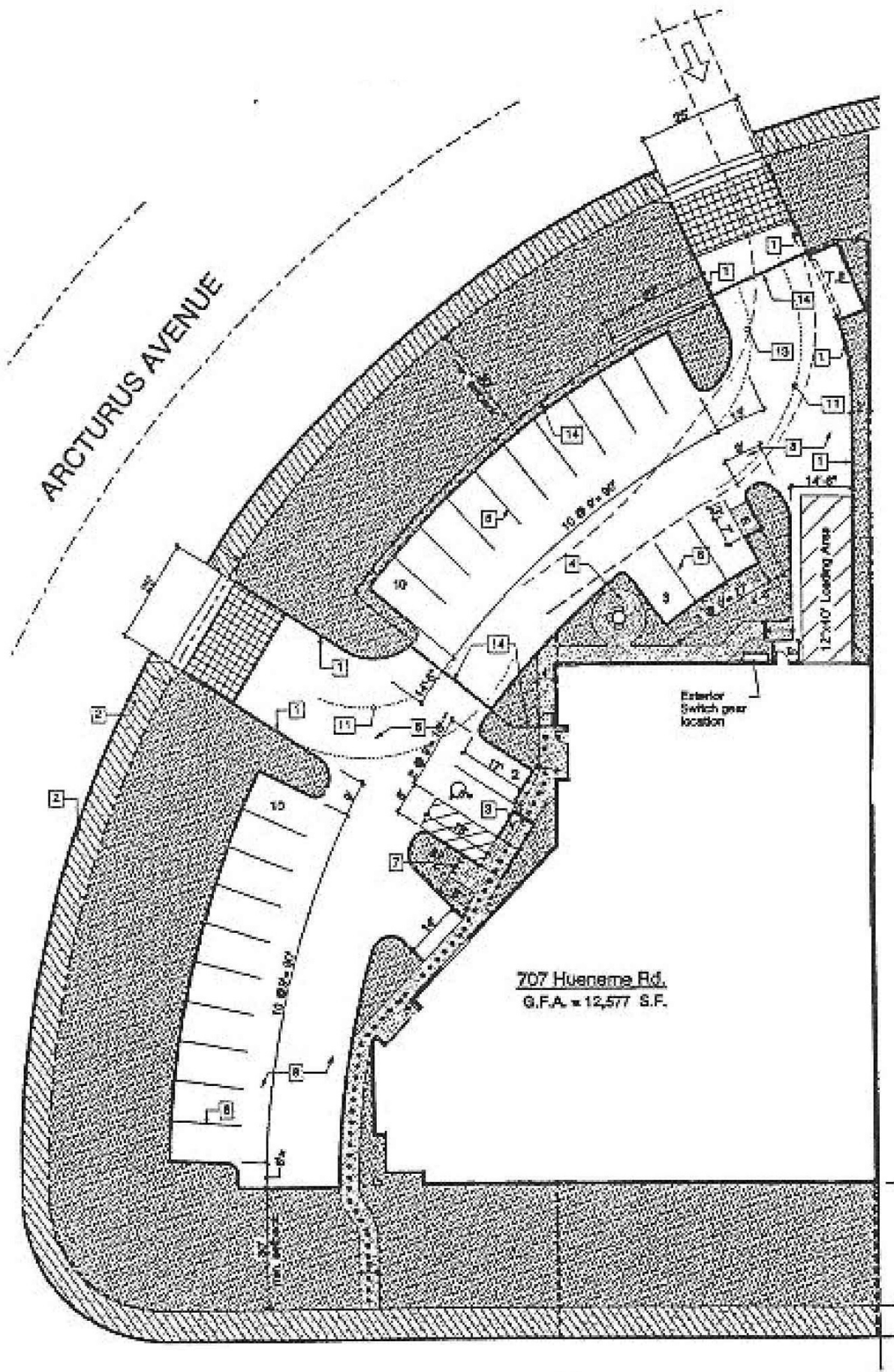
709 E. Hueneme Rd.

5,562 SF



707 E. Hueneme Rd.

7,015 SF



ARCTURUS AVENUE

707 Hueneke Rd.
G.F.A. ≈ 12,577 S.F.

HUENEKE ROAD

Exterior
Switch gear
location

Loading Area

PROPERTY SUMMARY

Number of Units	2
Net Rentable Area (SF)	12,577
Land SF	45,058
Land Acres	1.03
Year Built	2005
# of parcels	1
Zoning Type	ML
Number of Parking Spaces	25
Ceiling Height	18'
Grade Level Doors	2
Fenced Parking	Yes
Office SF	1,949
Power Service	600A 480V

INVESTMENT SUMMARY

Price	\$3,099,000
Price PSF	\$246.40
Occupancy	100 %
NOI (CURRENT)	\$139,474
CAP RATE (CURRENT)	4.5%

INCOME**CURRENT**

Gross Scheduled Rent	\$178,073
CAM Revenue	\$12,900
Effective Gross Income	\$190,973
Less Expenses	\$51,499
Net Operating Income	\$139,474

EXPENSES**CURRENT**

Real Estate Taxes	\$32,775
Insurance	\$5,000
Water / Sewer	\$3,709
Landscaping	\$6,000
Utilities	\$1,980
Fire Sprinkler Monitoring	\$1,355
HVAC Maintenance	\$680
Total Operating Expense	\$51,499
Expense / SF	\$4.03
% of EGI	26.55 %

