



CHANNEL ISLANDS

BUSINESS PARK

1401 VANGUARD DR.
FOR LEASE | 17,388 SF

1341-1351 VANGUARD DR.
FOR SALE OR LEASE | 12,785 SF

12 MONTHS OF HALF RENT ABATEMENT FOR A 5-YEAR LEASE EXECUTED BY SEPTEMBER 1, 2026*

INDUSTRIAL BUILDINGS — FOR SALE OR LEASE

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

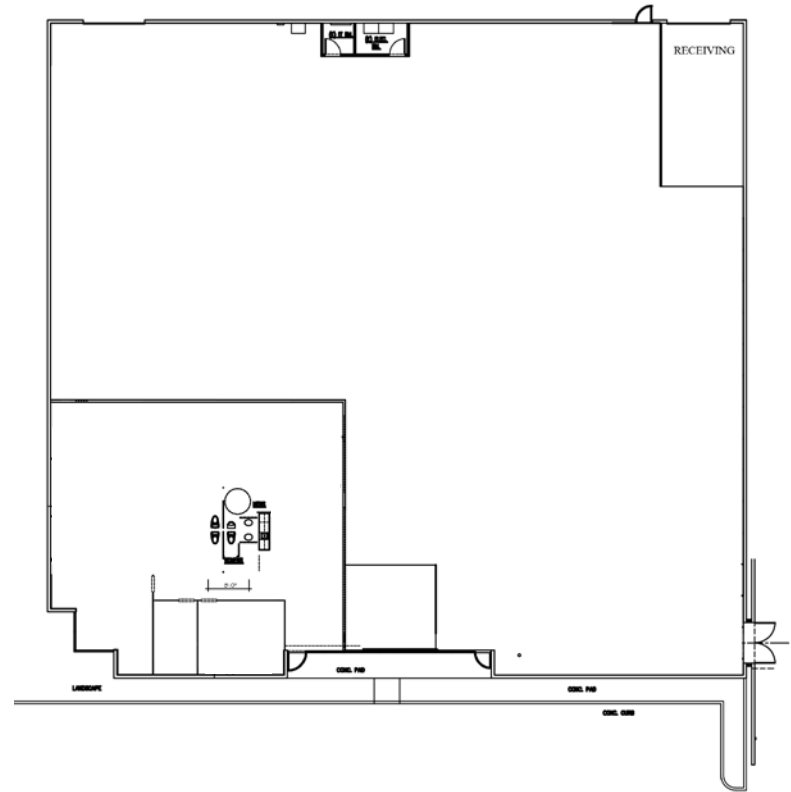
1401 VANGUARD DR. OXNARD, CALIFORNIA

PROPERTY INFORMATION

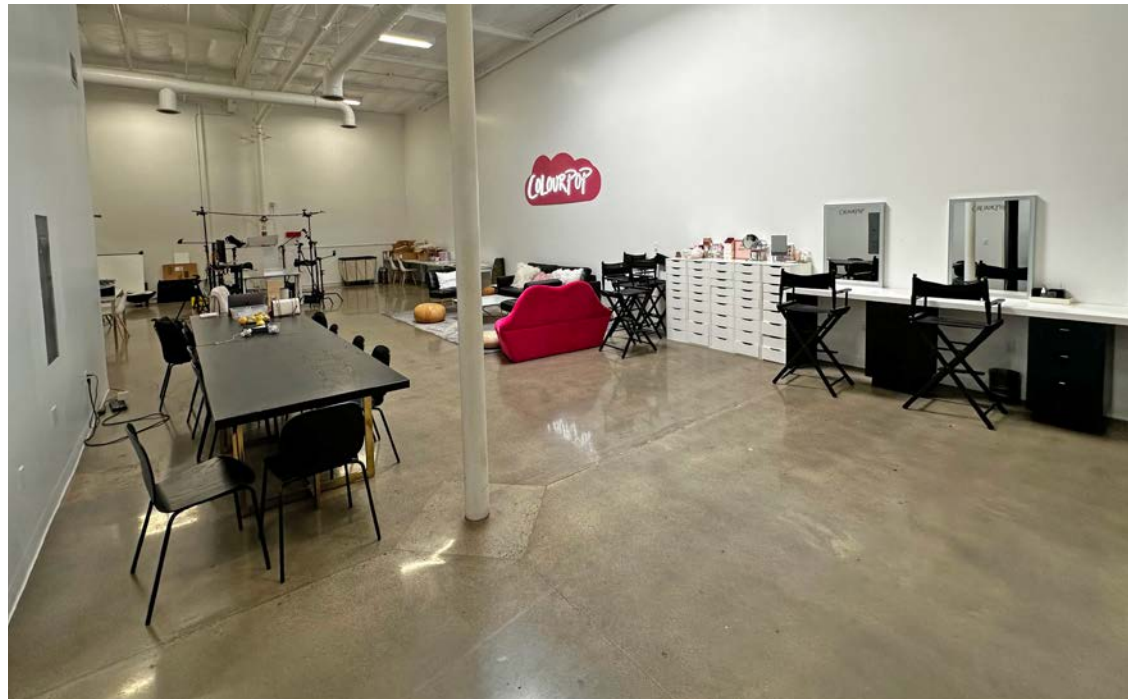
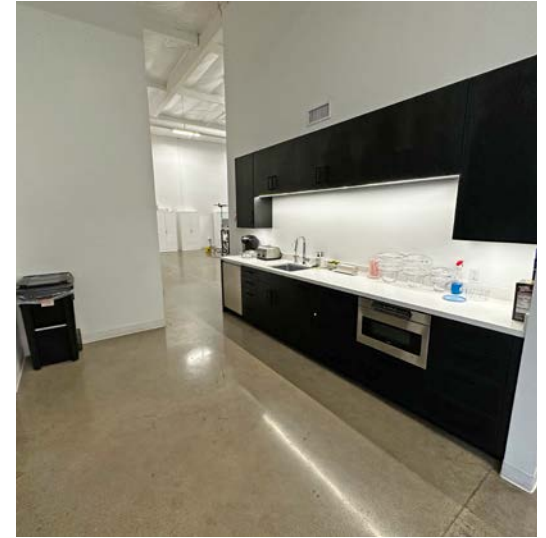
ADDRESS	1401 Vanguard Dr. Oxnard, CA
SIZE	17,388 SF
PARCEL	37,280 SF
APN	220-0-295-255
ZONING	MLPD
YEAR BUILT	1989
CLEAR HEIGHT	15 Feet
POWER	1,200amps 277-480v 3P 4W
GL LOADING	One (1) Door (12' x 14')
DOCK HIGH	One (1) Door (12' x 14')
PARKING	34 Stalls
LEASE RATE	\$1.10 PSF NNN (\$0.55 PSF - Year One)*
OPEX	\$0.20 PSF

PROPERTY HIGHLIGHTS

- Impressive Office Build-Out
- Heavy Power
- Racking Can Remain
- Newly Renovated



1401 VANGUARD DR. PHOTOS



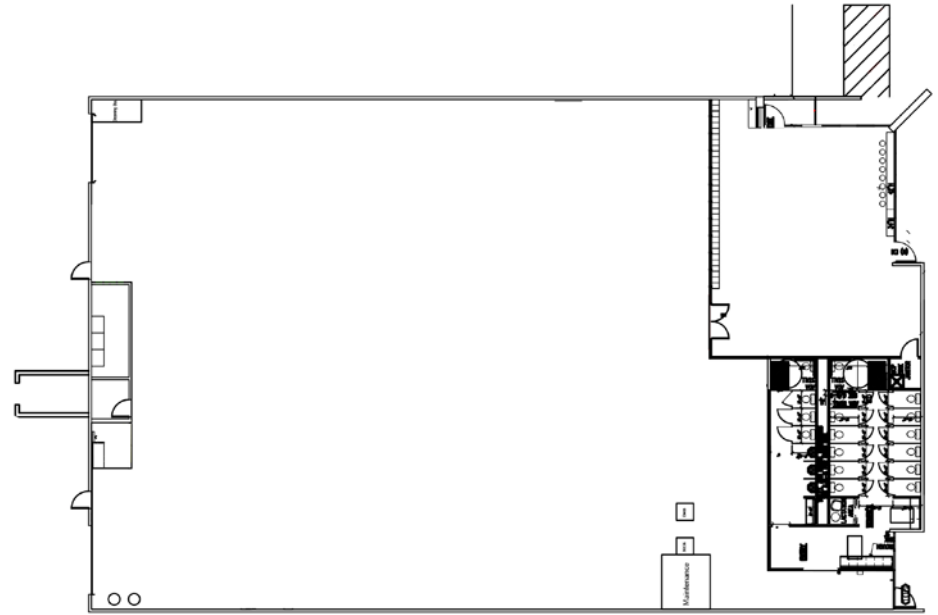
1341-1351 VANGUARD DR. OXNARD, CALIFORNIA

PROPERTY INFORMATION

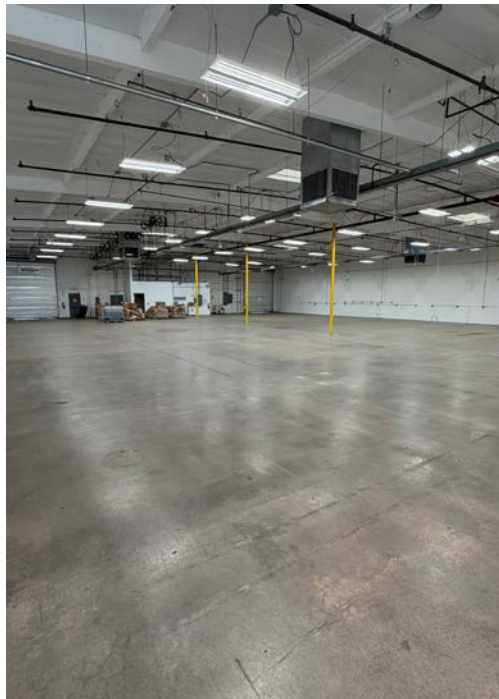
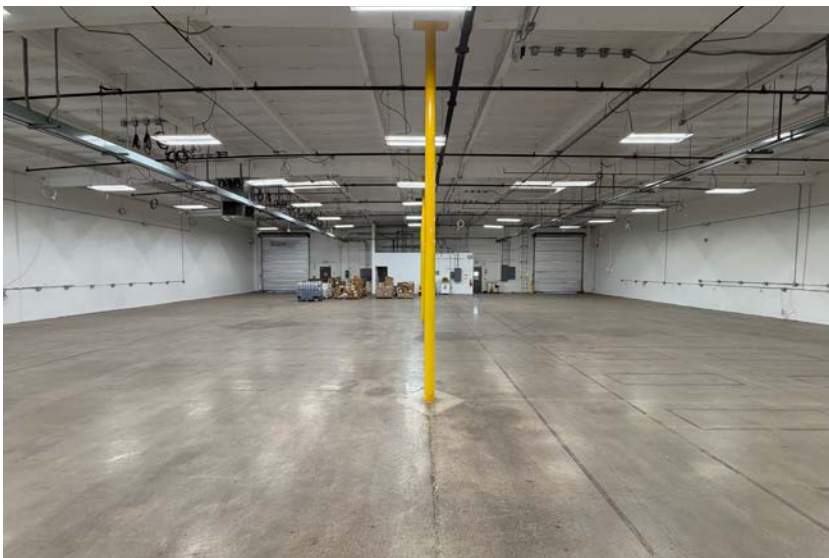
ADDRESS	1341 - 1351 Vanguard Dr. Oxnard, CA
SIZE	12,785 SF
PARCEL	30,500 SF
APN	220-0-295-245
ZONING	MLPD
YEAR BUILT	1988
CLEAR HEIGHT	18 Feet
POWER	TBD
LOADING	1,200amps 277-480V 3P 4W
PARKING	23 Stalls
SALE PRICE	\$3,196,250 (\$250 PSF)
LEASE RATE	\$1.00 PSF NNN (\$0.50 PSF - Year One)*
OPEX	\$0.20 PSF

PROPERTY HIGHLIGHTS

- Compressed Air
- Warehouse Racking Can Remain
- Newly Renovated
- Heavy Power



1341-1351 VANGUARD DR. PHOTOS





1401 VANGUARD DR
OXNARD, CALIFORNIA

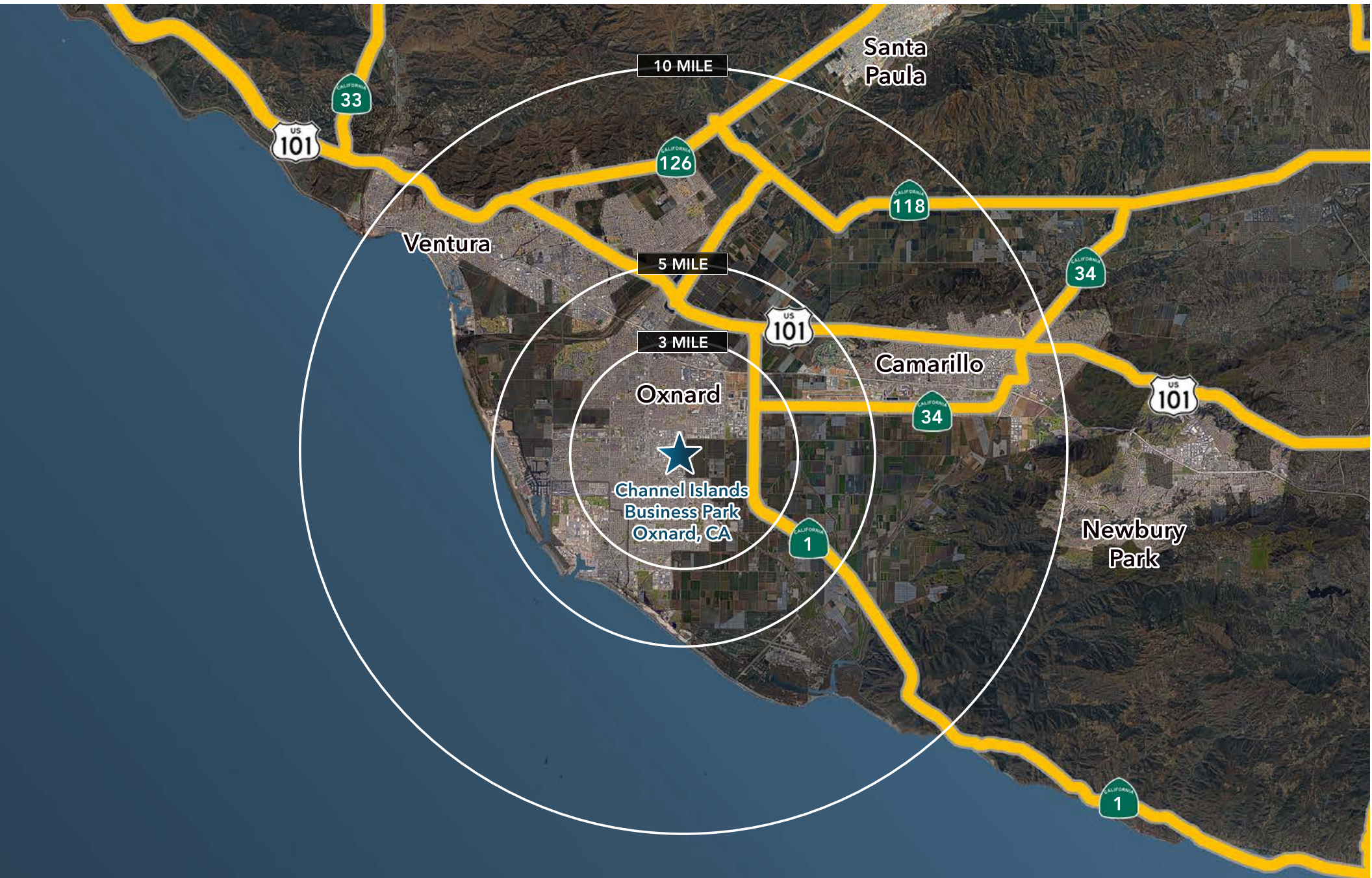
1341-1351 VANGUARD DR
OXNARD, CALIFORNIA

VANGUARD DR

AMENITIES MAP



LOCATOR MAP



CHANNEL ISLANDS BUSINESS PARK

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