

# FOR LEASE

Warehouse + Office Units Available In Ventura Business Park

Harbor View Business Park

4474 Market Street Bldg 508 | Ventura, CA 93003



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[www.sandhillmgmt.com](http://www.sandhillmgmt.com)

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## PROPERTY HIGHLIGHTS

Serving the greater Ventura and Oxnard metro areas, Harbor View Business Park ranks among the region's premier office and industrial developments. Strategically situated at the highly visible corner of Telephone Road and Market Street, the site boasts award-winning design, blending picturesque waterscape offices with versatile showroom, office, and light industrial units. Meticulously crafted, the development features lush landscaping, impeccably maintained facilities, and superb accessibility, with convenient access to the nearby 101 and 126 freeways. Elegant office space and functional industrial facilities offers the ideal setting for a range of uses in one of Ventura County's most desirable locales.



High Visibility Location at the Active Corner of Telephone Road + Market Street



Award-Winning Design With Unique Details + Impeccable Amenities, Including Individual Signage, Waterscape Offices + Onsite Restaurant



Ample Onsite Parking in Sprawling Lots Surrounding the Various Buildings



Ideally Positioned to Serve the Greater Ventura + Oxnard Metro Areas



Convenient Access to the Nearby 101 + 126 Freeways



Comprehensive Sprinkler System, 12' x 14' Loading Doors, 3-Phase Power, and Energy Efficient Lighting and Cooling Systems



Rate: Ranging From \$1.40 - \$1.70 PSF + CAM Fees PSF



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## 1765 GOODYEAR AVE STE 201-202

- » ±1,446 SF 2-story waterscape office suite
- » 3 private offices
- » Reception + bullpen area
- » Confrence room
- » 2 private bathrooms
- » Operable windows + cathedral ceilings
- » \$1.75 psf

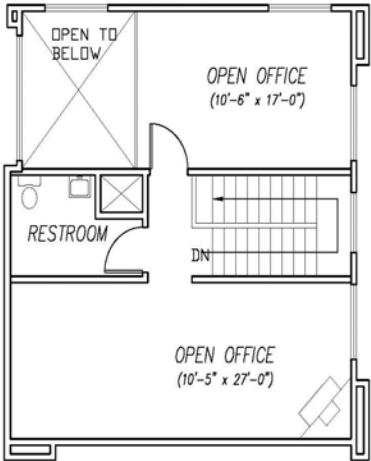


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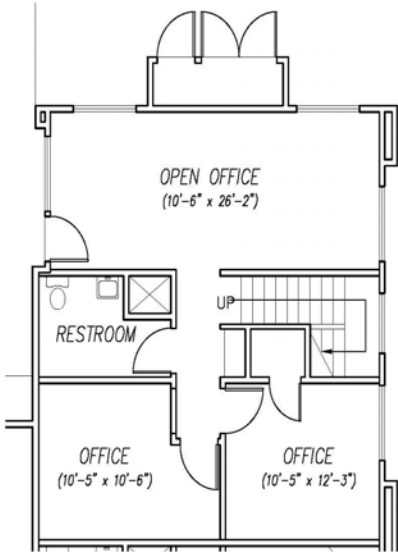
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# UNIT 201-202 FLOOR PLAN

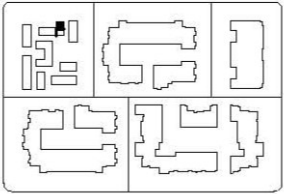
2ND FLOOR



1ST FLOOR



KEY PLAN







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## 1891 GOODYEAR AVE STE 618-619

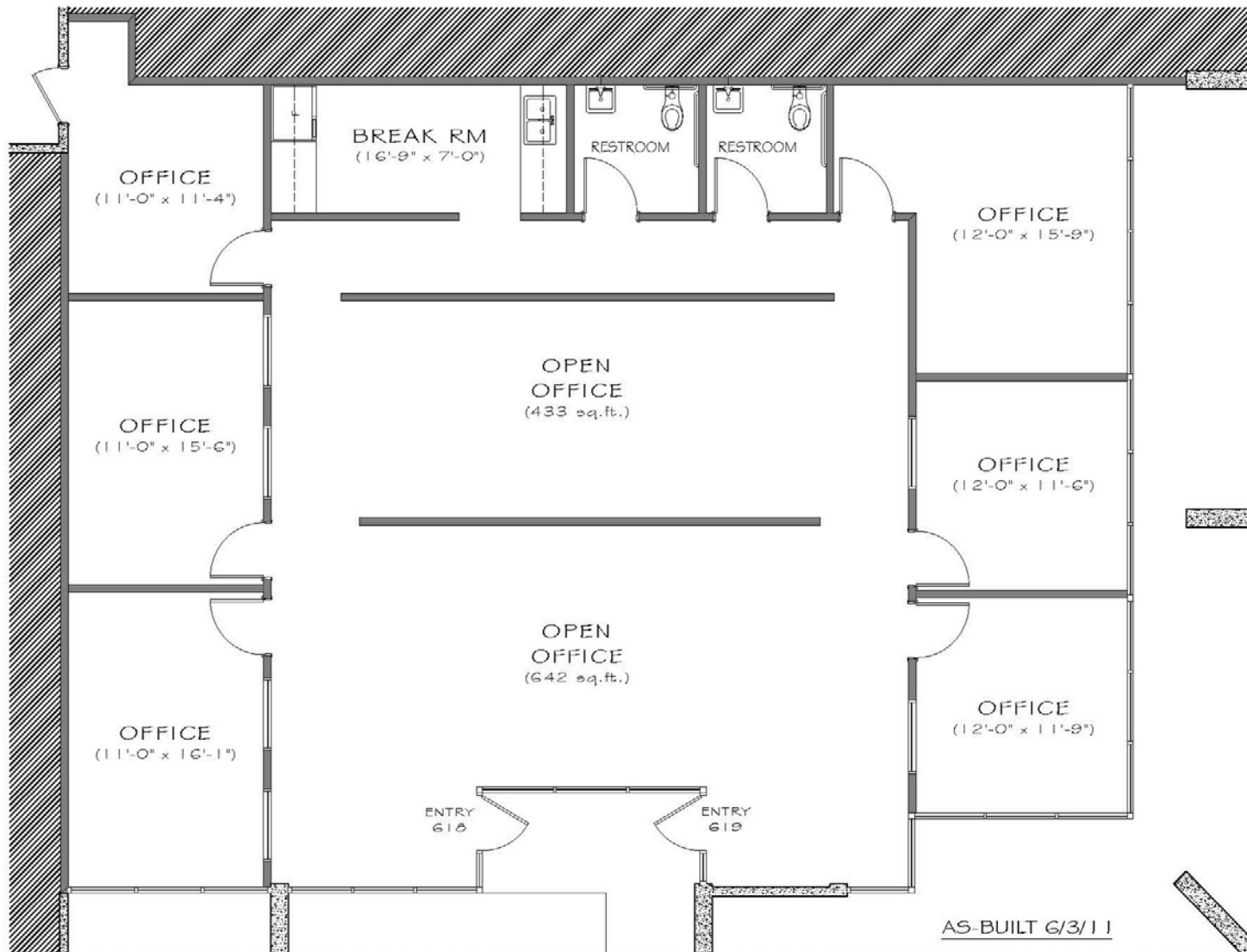
- » ±2,787 SF ground floor office suite
- » 6 private offices
- » Reception area
- » Break room
- » Parking directly in front of the suite
- » \$1.50 psf



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## UNIT 618-619 FLOOR PLAN







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## 1937 GOODYEAR AVE STE 707

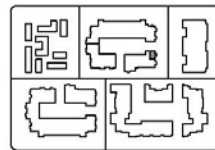
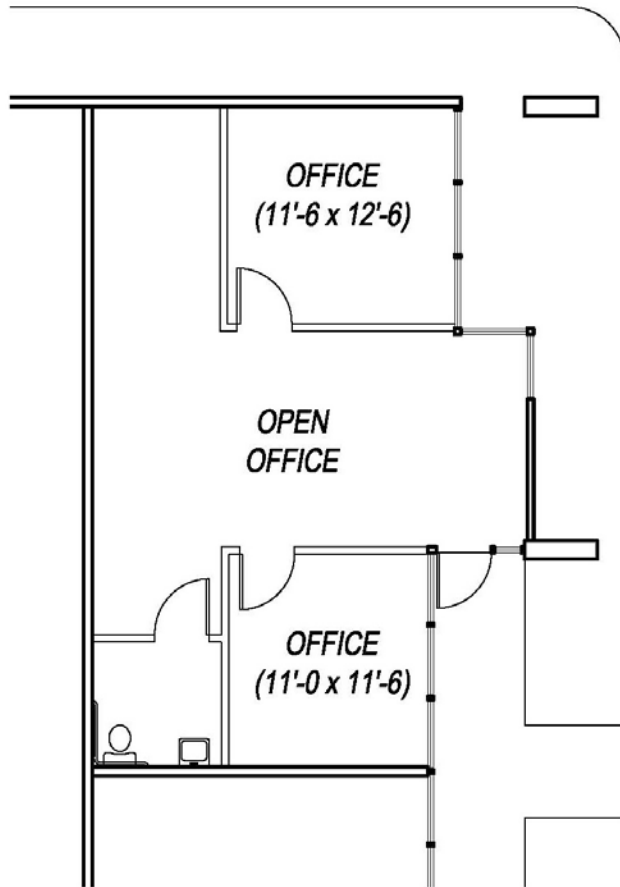
- » ±888 SF ground floor office suite
- » Reception area
- » Bullpen
- » 2 private offices
- » File/copy area
- » \$1.70 psf



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## UNIT 707 FLOOR PLAN



KEY PLAN







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## 1891 GOODYEAR AVE STE 609-610

- » ±3,834 SF warehouse
- » Reception area
- » 2 private offices
- » bullpen
- » Kitchenette
- » Two 12x14 loading doors
- » \$1.40 psf

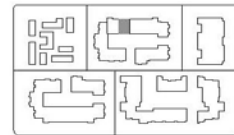
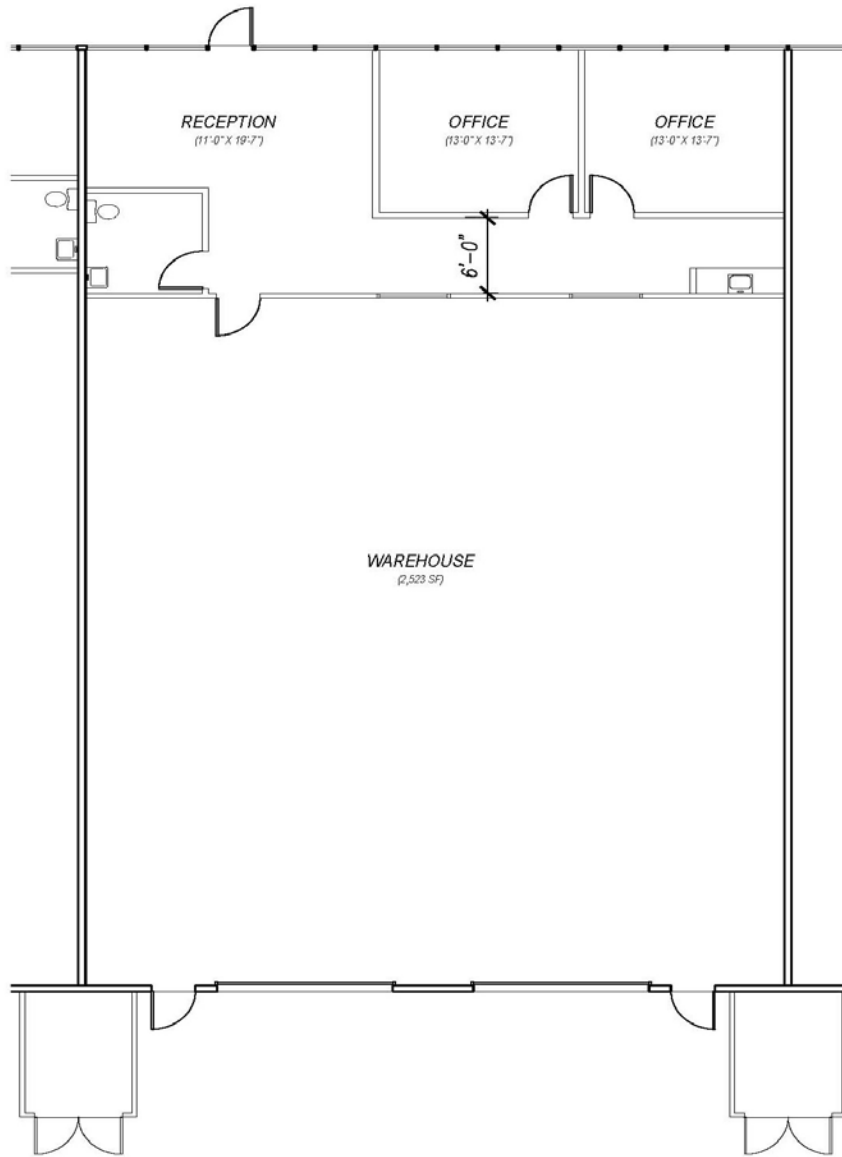
**LEASED**



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## UNIT 609-610 FLOOR PLAN



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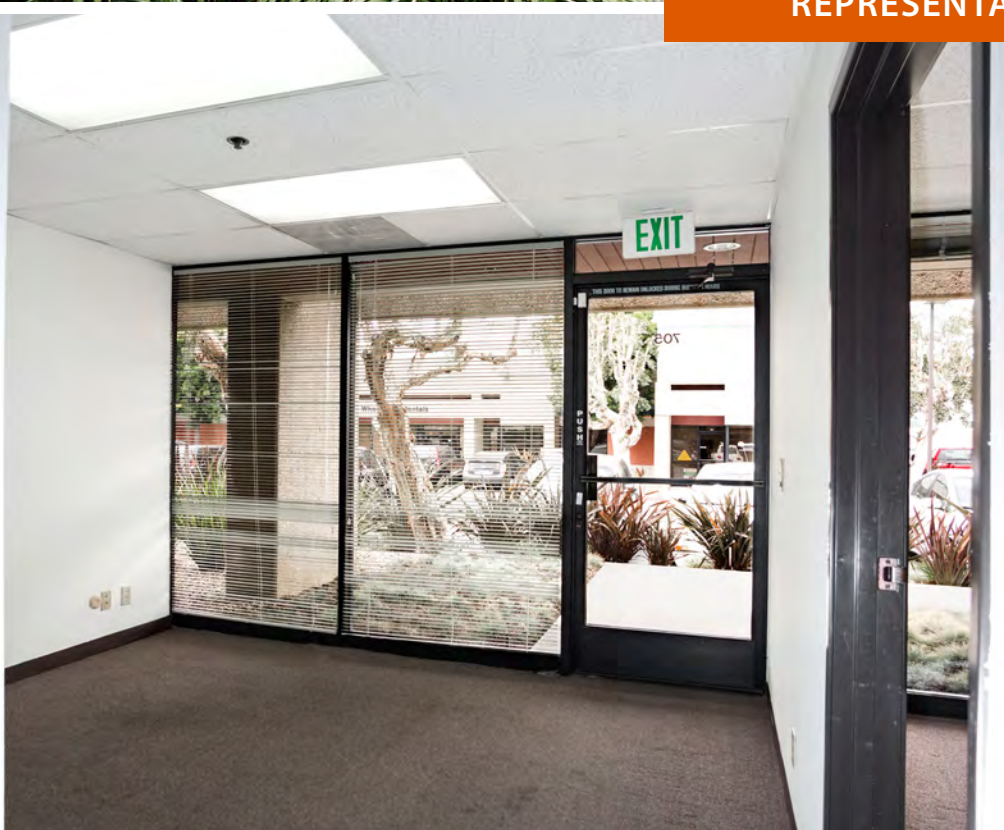


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## 1937 GOODYEAR AVE STE 705

- » ±1,884 SF warehouse
- » Reception area
- » 2 private offices
- » 12x14 loading doors
- » \$1.50 psf

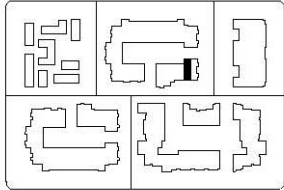
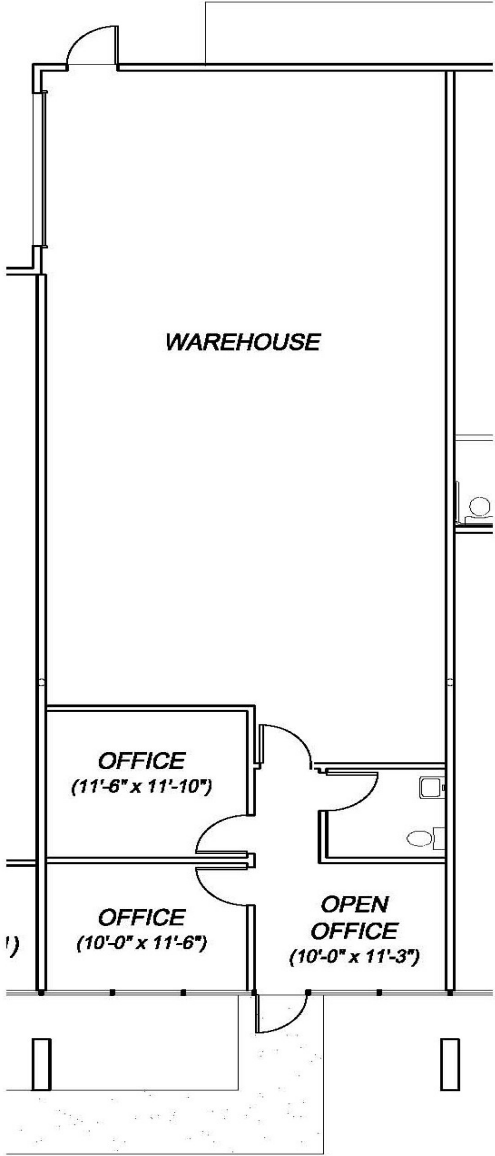
### REPRESENTATIVE PHOTOS



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UNIT 705 FLOOR PLAN



KEY PLAN







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## 1891 GOODYEAR AVE STE 612

- » ±2,050 SF warehouse
- » Reception + bullpen area
- » 2 private offices
- » 12x14 loading doors
- » \$160 psf

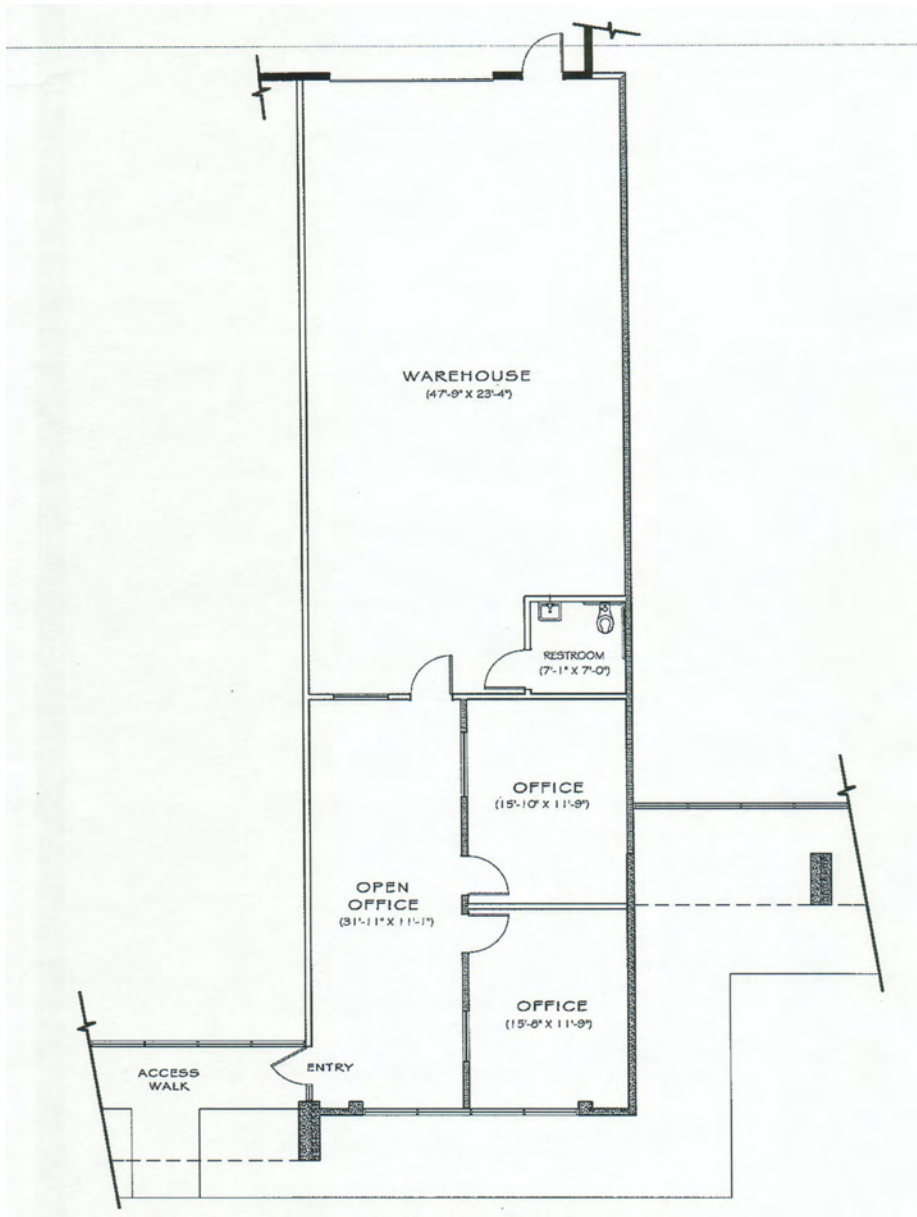
### REPRESENTATIVE PHOTOS



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## UNIT 612 FLOOR PLAN



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## 4572 TELEGRAPH RD STE 911

- » ±2,994 SF warehouse
- » Showroom / bullpen area
- » Reception
- » 4 private offices
- » Telephone Rd frontage
- » \$1.50 psf

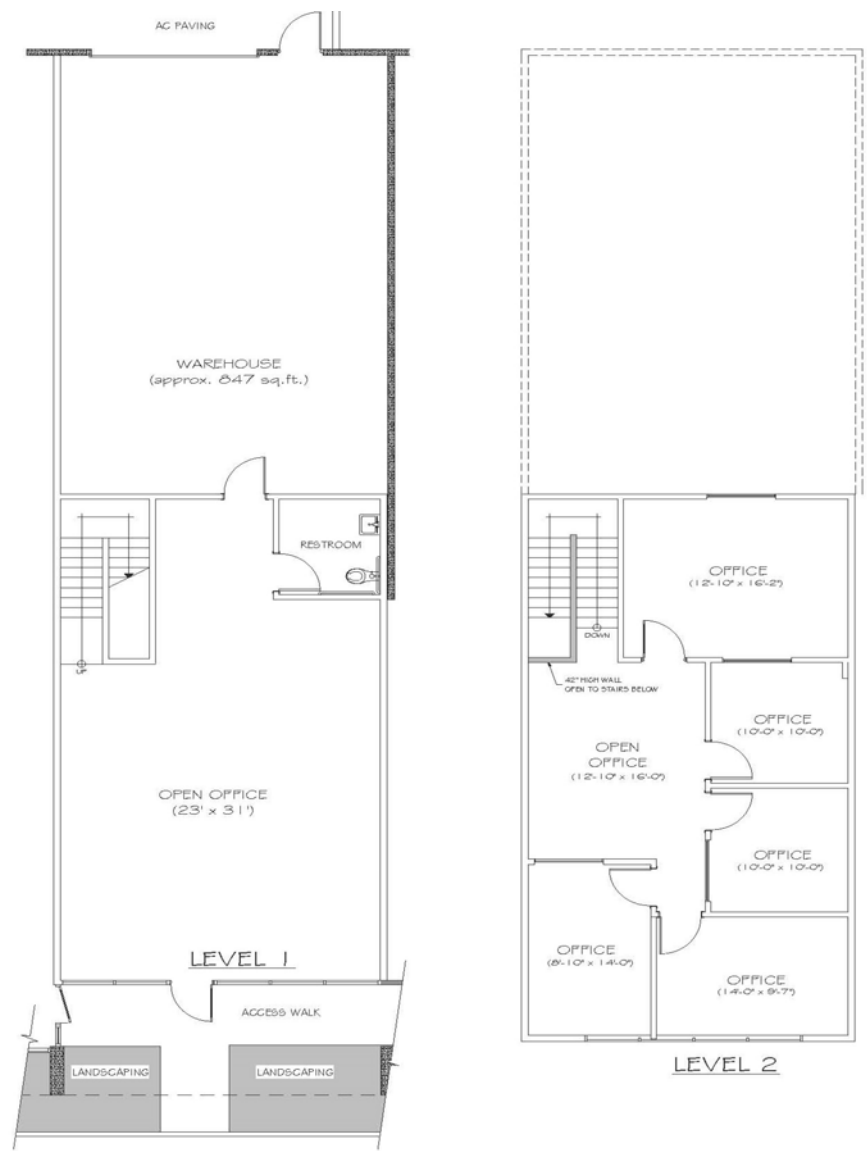
### REPRESENTATIVE PHOTOS



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# UNIT 911 FLOOR PLAN



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## SITE OVERVIEW



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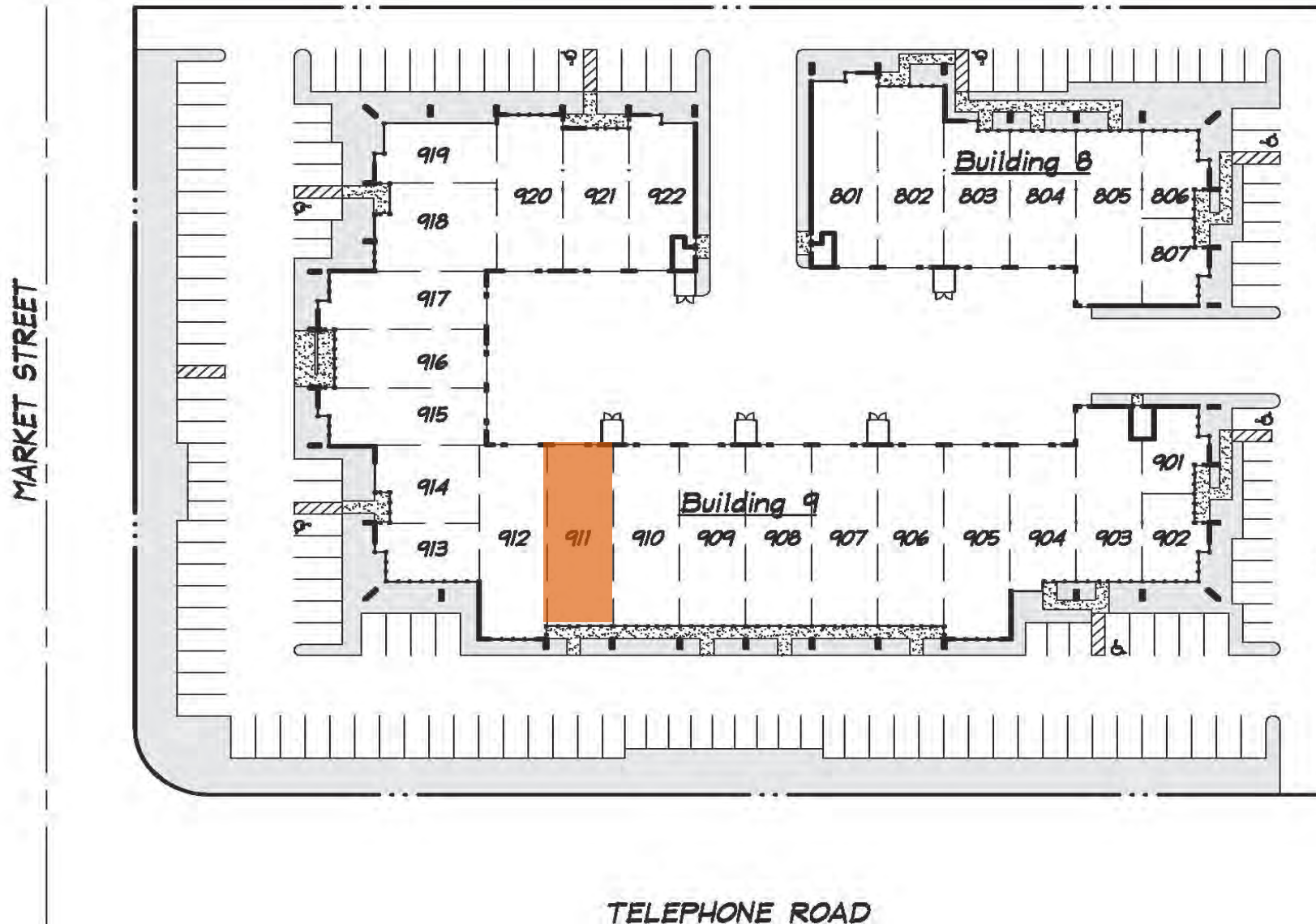


**BUILDING 6-7 FLOOR PLAN**





## BUILDING 8-9 FLOOR PLAN



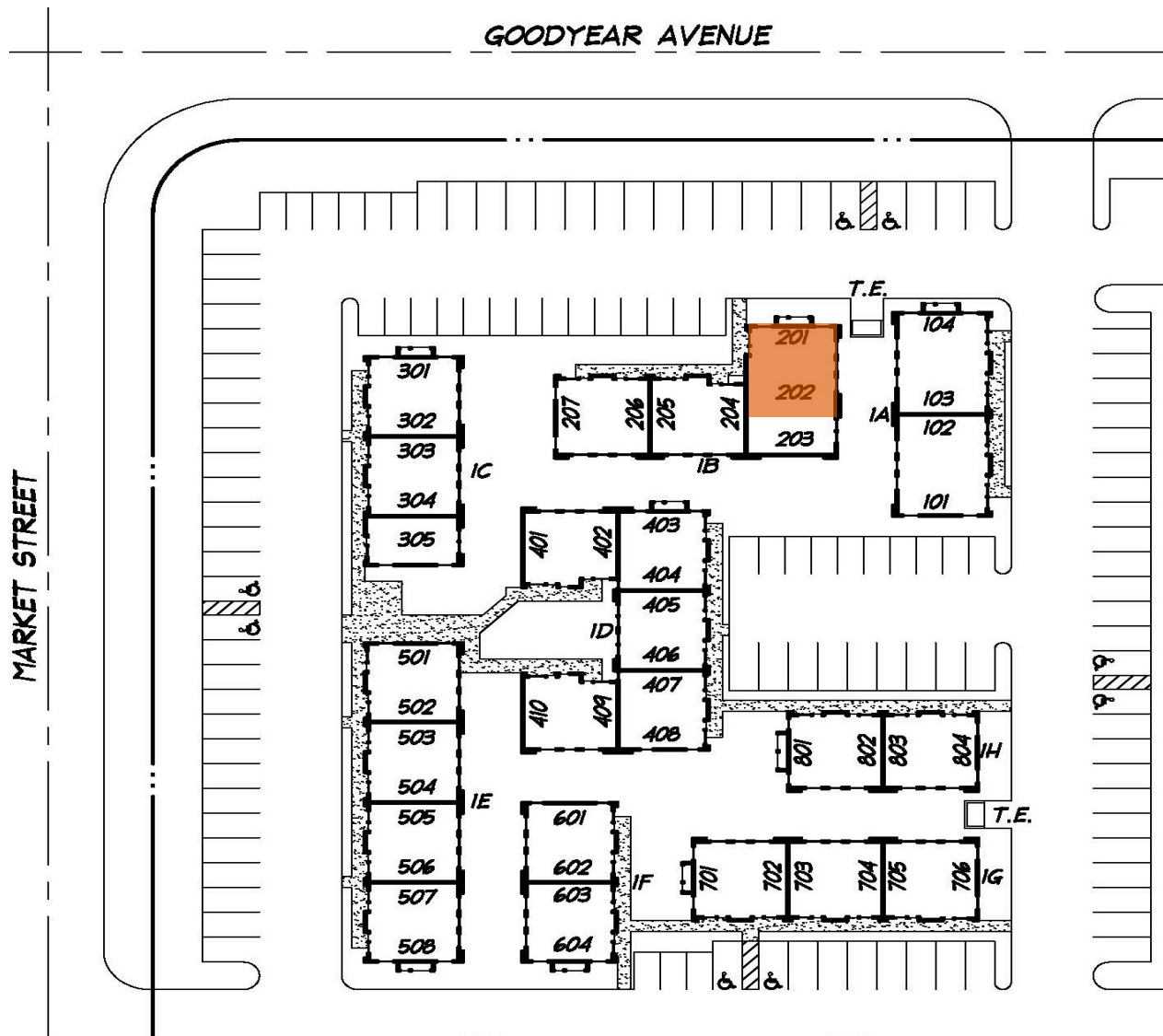
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## 1765 GOODYEAR FLOOR PLAN



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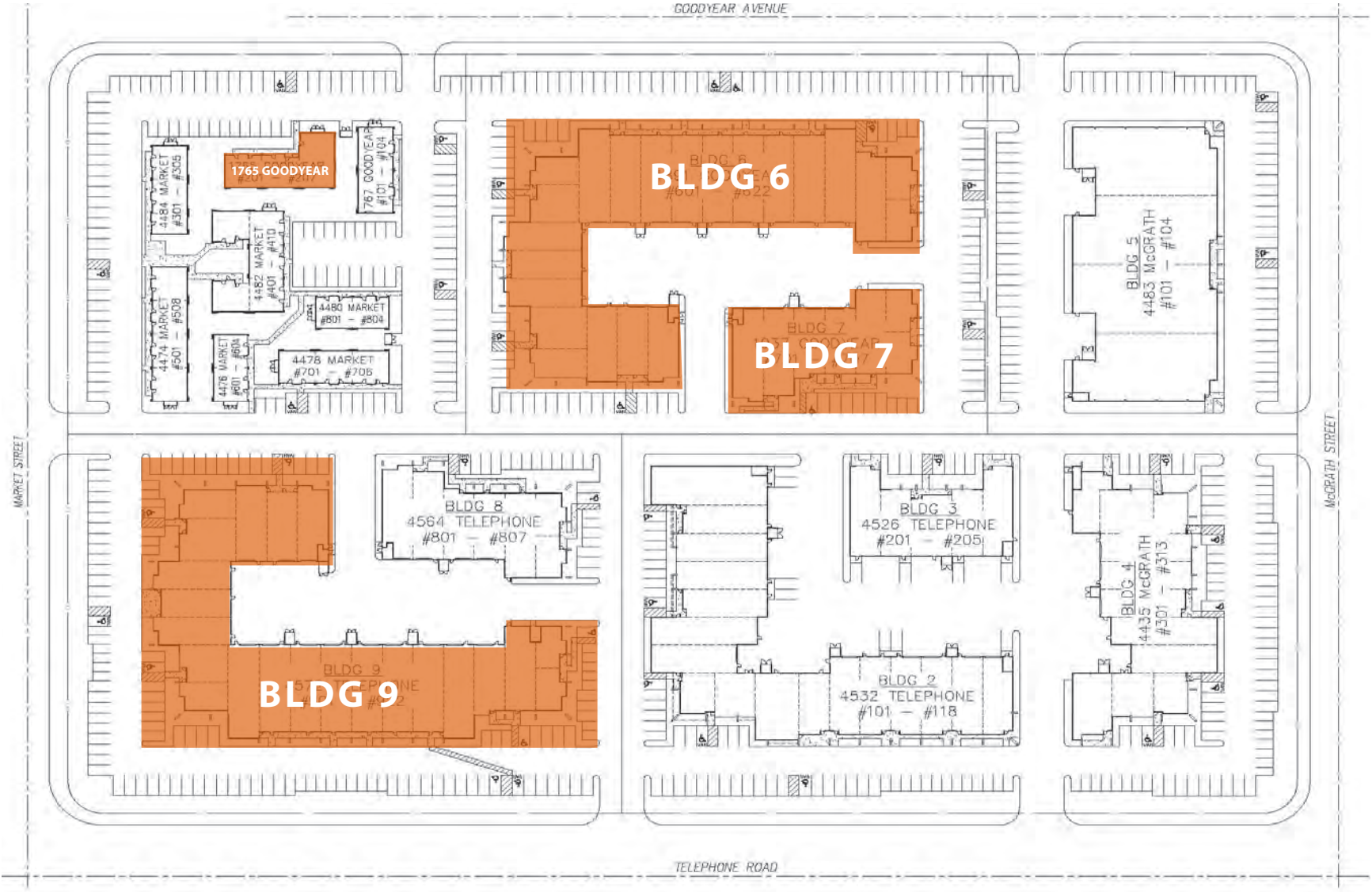


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# OFFICE PARK SITE PLAN



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# SITE OVERVIEW



SUBJECT PROPERTY

MARKET ST

TELEPHONE RD

GOODYEAR AVE

HARBOR VIEW BUSINESS PARK



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## AREA OVERVIEW

Harbor View Business Park

4474 Market Street Bldg 508 | Ventura, CA 93003



ward "Ned" Geoghegan

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