

4848 COLT ST., UNIT 2

## INDUSTRIAL CONDO FOR SALE

VENTURA, CA 93003



**JOHN OCHOA, SIOR**  
Principal  
805.626.1208  
jochoa@lee-re.com  
License ID # 00986604

**GRANT HARRIS**  
Principal  
818.626.1212  
gharris@lee-re.com  
License ID # 01029619

**FRANK TESORO**  
Associate  
818.444.4930  
ftesoro@lee-re.com  
License ID # 01920803



**CLICK TO PLAY VIDEO**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898



# PROPERTY DETAILS

## Sales Price

Unit 2	\$495,000
--------	-----------

## Building Size

Unit 2	1,077 SF
--------	----------

## Type

Industrial

## Zoning

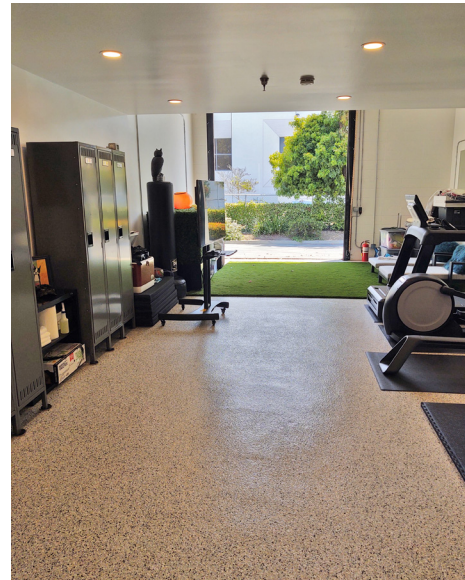
MPD

- Features warehouse/storage space w/ one 12'9" roll-up door & office buildout
- Includes sprinklers, HVAC and ample onsite parking
- Easy access from US 101 Fwy and Hwy 126
- Monthly association dues are \$260 which includes water & trash
- Zoned MPD





# UNIT PHOTOS

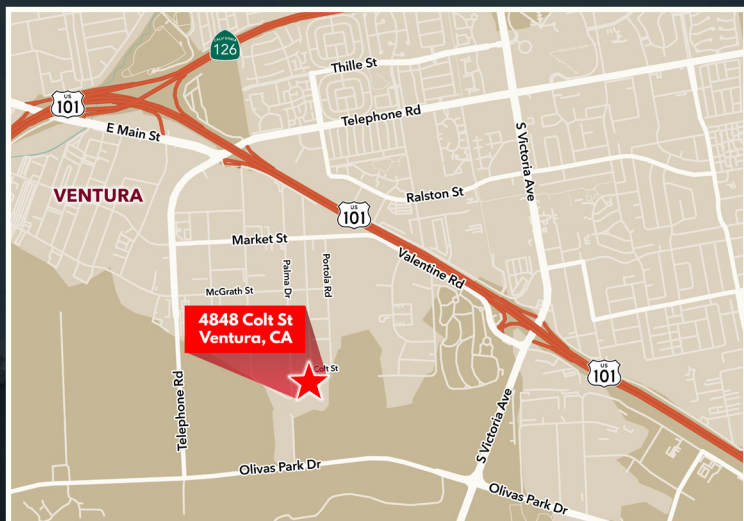




# LOCAL AMENITIES







**JOHN OCHOA, SIOR**  
Principal  
805.626.1208  
jochoa@lee-re.com  
License ID # 00986604

**GRANT HARRIS**  
Principal  
818.626.1212  
gharris@lee-re.com  
License ID # 01029619

**FRANK TESORO**  
Associate  
818.444.4930  
ftesoro@lee-re.com  
License ID # 01920803



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES