



905-917 Corporation Street

Santa Paula, CA, 93060

A Multi-Structure Industrial & Investment Opportunity





TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Financial Overview

02

PROPERTY DESCRIPTION

Property Overview
Site Plan
Photo Gallery

03

LOCATION OVERVIEW

Area Map
Location Highlights

04

ADVISOR INFORMATION

Broker Profile
Contact Information

Offering Summary

RE/MAX Commercial is pleased to present the exclusive opportunity to acquire 905-917 Corporation Street, a versatile 7.59-acre industrial property located in Santa Paula, California. This unique asset offers a compelling blend of in-place income and significant upside, making it an ideal acquisition for both investors and owner-users.

The property features a diverse mix of structures, including a remodeled residential home, a 4,000 SF metal shop, an 800 SF office, and a 4,000 SF office/shop complete with a gantry crane and dedicated men's and women's locker rooms. The expansive lot currently generates approximately \$15,000 per month from several tenants leasing gravel yard space, demonstrating a stable income base with substantial room for growth through the leasing of additional yard space or the existing vacant structures.

Address

905-917 Corporation Street, Santa Paula, CA, 93060

Lot Size

7.59 Acres

Building SF

Approx. 9,800 SF

Property Type

Industrial / Multi-Tenant

Current Income

Approx. \$15,000 / Month

Asking Price

\$7,600,000

This property represents a rare opportunity to acquire a large, flexible industrial site with multiple revenue streams and significant potential for value enhancement.

INVESTMENT HIGHLIGHTS



Significant Value-Add Potential

With ample undeveloped yard space and existing vacant buildings, the property offers numerous avenues to substantially increase rental income and overall asset value.



Ideal for Owner-Users

The combination of office space, workshops, extensive outdoor storage, and a residential unit provides a turnkey solution for a business seeking a comprehensive operational headquarters.



In-Place Cash Flow

The property is currently generating stable income from multiple tenants leasing gravel yard space, providing a secure financial foundation for a new owner.



Versatile On-Site Infrastructure

Equipped with multiple industrial buildings, including a shop with a gantry crane, the property can accommodate a wide range of industrial, distribution, and storage uses.



02 PROPERTY DESCRIPTION

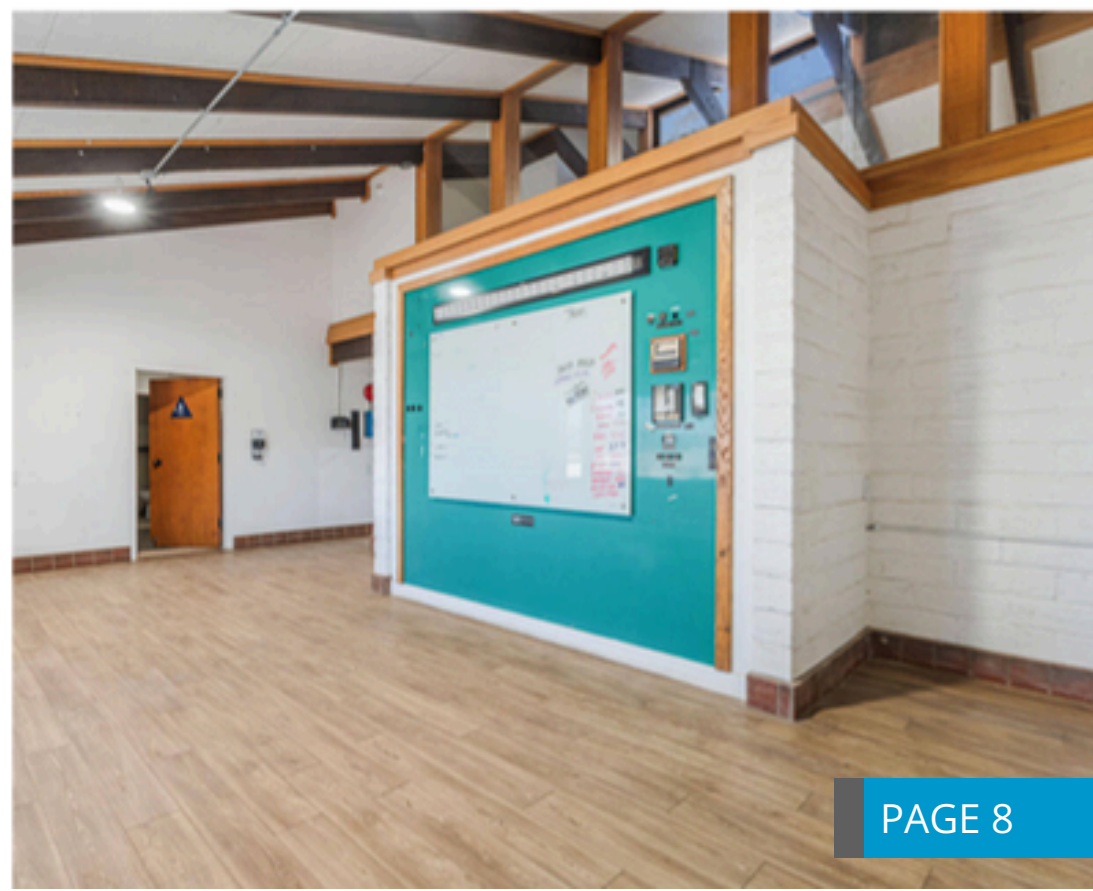


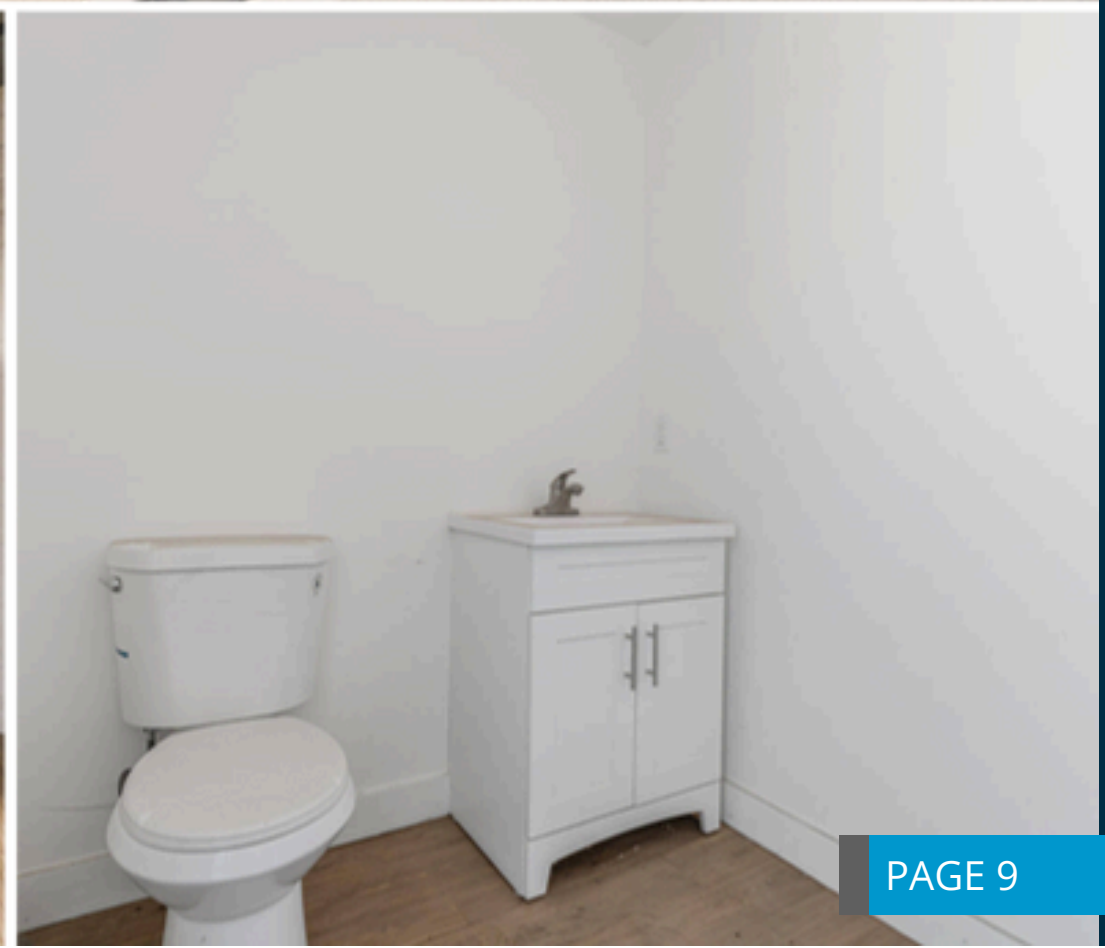


THE SITE

Spanning 7.59 acres, the site at 905-917 Corporation Street is a dynamic industrial complex comprising multiple functional structures and extensive open land. The layout provides excellent separation between different operational areas, including a residential zone, dedicated office and workshop buildings, and vast yards suitable for vehicle, equipment, and materials storage. The property's configuration is well-suited for a multi-tenant industrial park or a large-scale single-user operation.







PROPERTY SPECIFICATIONS

Asking Price	\$7,600,000
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Lot Size	7.59 Acres
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Total Building Area	Approx. 9,800 SF
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Property Type	Industrial, Land, Self Storage, Special Purpose
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Subtype	Distribution, Industrial, Warehouse
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Number of Structures	4 (Home, Metal Shop, Office, Office/Shop)
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Metal Shop SF	4,000 SF
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Office/Shop SF	4,000 SF
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Office SF	800 SF
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Zoning	Industrial (Buyer to verify)
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Key Features	Gantry Crane, Remodeled Home, Fenced Yards, Multiple Tenants
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LOCATION HIGHLIGHTS



Strategic access to CA-126, connecting to US-101 and I-5



Located within Santa Paula's established industrial hub



Access to a skilled labor pool in Ventura County



Proximity to the Port of Hueneme and key distribution corridors



Business-friendly environment in a scenic Southern California location



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Exclusively Represented By:



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Santa Paula, CA, 93060

Confidential Investment Memorandum