

FOR SALE

700 E PORT HUENEME RD

18,808 SF Industrial Warehouse

PORT HUENEME, CA 93041

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Mathews



SUBJECT
PROPERTY

PROPERTY OVERVIEW

BUILDING SIZE	18,808
LOT SIZE	51,836 SF (1.19 AC)
YEAR BUILT	1950
ROLL UP DOORS	2 (10'x12') Drive-Ins
CLEAR HEIGHT	15'
ZONING	M-1
SPRINKLERS	Yes, wet
POWER	200a/240v 3p 4w
APN	207-0-260-615; 207-0-260-625

\$3.9M
ASKING SALE PRICE

\$207
SALE PRICE PSF

→ VIEW INTERIOR VIDEO

PROPERTY HIGHLIGHTS

Flexible Building & Site: 18,808 SF building situated on a ±21,000 SF corner lot. The property offers approximately 15' clear height (higher between beams) and a functional layout suited for a variety of operational needs. Currently vacant, the building provides immediate availability for an owner-user.

Versatile M-1 Zoning: M-1 zoning allows for a wide range of permitted uses including retail, office, light manufacturing, distribution, storage, and other industrial applications. The flexibility makes the property attractive for both traditional industrial users and specialty operations.

Cannabis Cultivation Opportunity: The City has placed limits on new cannabis retail, lounge, and manufacturing operations, while maintaining a favorable stance toward cultivation. City leadership has indicated support for new grow facilities, creating a potential pathway for users seeking entry into a constrained cannabis market.

Strategic Port Proximity: Located near Port Hueneme, the property is well-positioned for port-related businesses, logistics users, and companies benefiting from coastal distribution access. Limited industrial supply in the immediate area further enhances the long-term value of the location.

High Visibility Corner Location: Positioned at the corner of E Port Hueneme Road and Surfside Drive, the site benefits from strong street presence, convenient access, and exposure. The visibility supports both operational users and businesses that benefit from customer-facing frontage.



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700 E PORT HUENEME RD



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PORT HUENEME RD

SURFSIDE DR



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SURFSIDE DR

PORT HUENEME RD



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ZONING OVERVIEW

The M-1 zone is intended to accommodate light industrial and flex-type uses that operate with minimal off-site impacts. It's designed to support business, manufacturing, and service operations while maintaining compatibility with surrounding commercial areas.

TYPICAL PERMITTED USES

- i. Light manufacturing and assembly
- ii. Warehousing and distribution
- iii. Storage and logistics operations
- iv. Research & development / tech space
- vi. Limited retail or showroom (ancillary to industrial)
- vii. Office use (standalone or integrated)
- viii. Port-related operations supporting maritime logistics

CONDITIONAL USES (CUP)

- i. Cannabis cultivation and related uses
- ii. Food production or processing
- iii. Automotive and equipment services
- iv. Indoor recreation or specialty commercial uses

→ [LINK TO ZONING MATRIX](#)



KEY ADVANTAGES OF M-1 IN THIS LOCATION

- i. Flexible use range supports multiple business types
- ii. Compatible with both industrial and commercial users
- iii. Well-suited for owner-users needing operational flexibility
- iv. Strong fit for logistics and port-support operations due to proximity to the Port of Hueneme
- v. Limited industrial inventory in the coastal Ventura County market increases desirability

DEVELOPMENT CHARACTERISTICS (TYPICAL)

- i. Industrial building types encouraged
- ii. Outdoor storage often permitted (subject to screening)
- iii. Truck access and loading allowed
- iv. Higher utility capacities commonly supported
- v. Operational hours typically more flexible than commercial zones



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For more information on this property, please contact

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