

INDUSTRIAL FOR LEASE

AVAIL SF: 14,152

TOTAL BLDG SF: 20,688



ADDRESS 4450 DUPONT CT UNIT A&B, VENTURA CA ZIP 93003

14,152 SF Warehouse Space Available
20' Min. Clear Height, (2) 12' x 13' GL Doors
800 Amps of 480 Volt Power Service
Offices Newly Refurbished & No CAM Fees
Great Location by Telephone Rd & 101 Freeway

LEASE RENTAL \$17,690 /mo Gross 1.25 Net _____ Term 3-5 YRS W/ANNUAL COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 12-1-2025 Tax \$ _____ Yr 2024-2025
Avail SF 14,152 Power A 800 V 277-480 Ø 3 W 4
Min. SF 7,584 Heat SPACE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 2 Dim 12 X 13
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 800 # 3
Pkg 28 Yard No Yr Blt 1990 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 492-A5 Zone MPD To Show Call Broker - OCCUPIED Sp. Feat. _____
AGENT Mike Wax, SIOR - (805) 844-7445 Region VEN Listing # _____
IPA Commercial
FTCF _____ Notes Unit A available for immediate occupancy. Unit B available Dec. 1st. Shop Offices not included in office square footage.



(805) 844-1000