

OFFERING MEMORANDUM

AVAILABLE NOW

910 MISSION ROCK RD

5.5 AC Industrial Zoned Land

SANTA PAULA, CA 93060

 **Kidder
Mathews**

5.5 AC OF INDUSTRIAL ZONED LAND FOR STORAGE

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to occupy 5.5 AC of industrial zoned land.

ADDRESS	910 Mission Rock Rd, Santa Paula, CA 93060
APN	099-0-110-175
LEASEABLE AREA	5.5 AC (230,580 SF)
LOT SIZE	6.17 AC (268,765 SF)
BUILDINGS	2
FRONT OFFICE	1,100 SF
WAREHOUSE	1,750 SF
ZONING JURISDICTION	Ventura County
ZONING	M3
LEASE RATE YR 1	\$23,058/Mo (\$0.10/SF/Mo NNN)*
AVAILABILITY	Now

*Year 1 Teaser Rate of \$0.10/SF/mo. Year 2 rate of \$0.14/SF/mo. Year 3+ 3% annual increases.



PROPERTY HIGHLIGHTS

Rare Heavy Zoned IOS

Fully Gated Lot

Lighting Throughout the Lot

Opportunity to Expand Fencing to Include Additional Acre

EXECUTIVE SUMMARY



Photos includes conceptual rendering(s) of future potential improvements for illustrative purposes and may not represent the actual condition of property.

PROPERTY INFORMATION

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WAREHOUSE	1,750 SF
ZONING JURISDICTION	Ventura County
ZONING	M3 - Heavy Industrial
PARKING	23 Dedicated Spaces
LEASE RATE YR 1	\$23,058/Mo (\$0.10/SF/Mo NNN)*



M3 – HEAVY INDUSTRIAL

M3 Heavy Industrial: the primary purpose is to accommodate broad general manufacturing, processing, storage, transport, and fabrication activities.

The property has a CUP in place for Automotive Salvage Yard.

OTHER POTENTIAL USES

Contractors Storage Yard

Energy Production

Kennels

Manufacturing

Organics Processing Operations

Rental & Leasing of Durable Goods

Salvage Yard

Stockyard

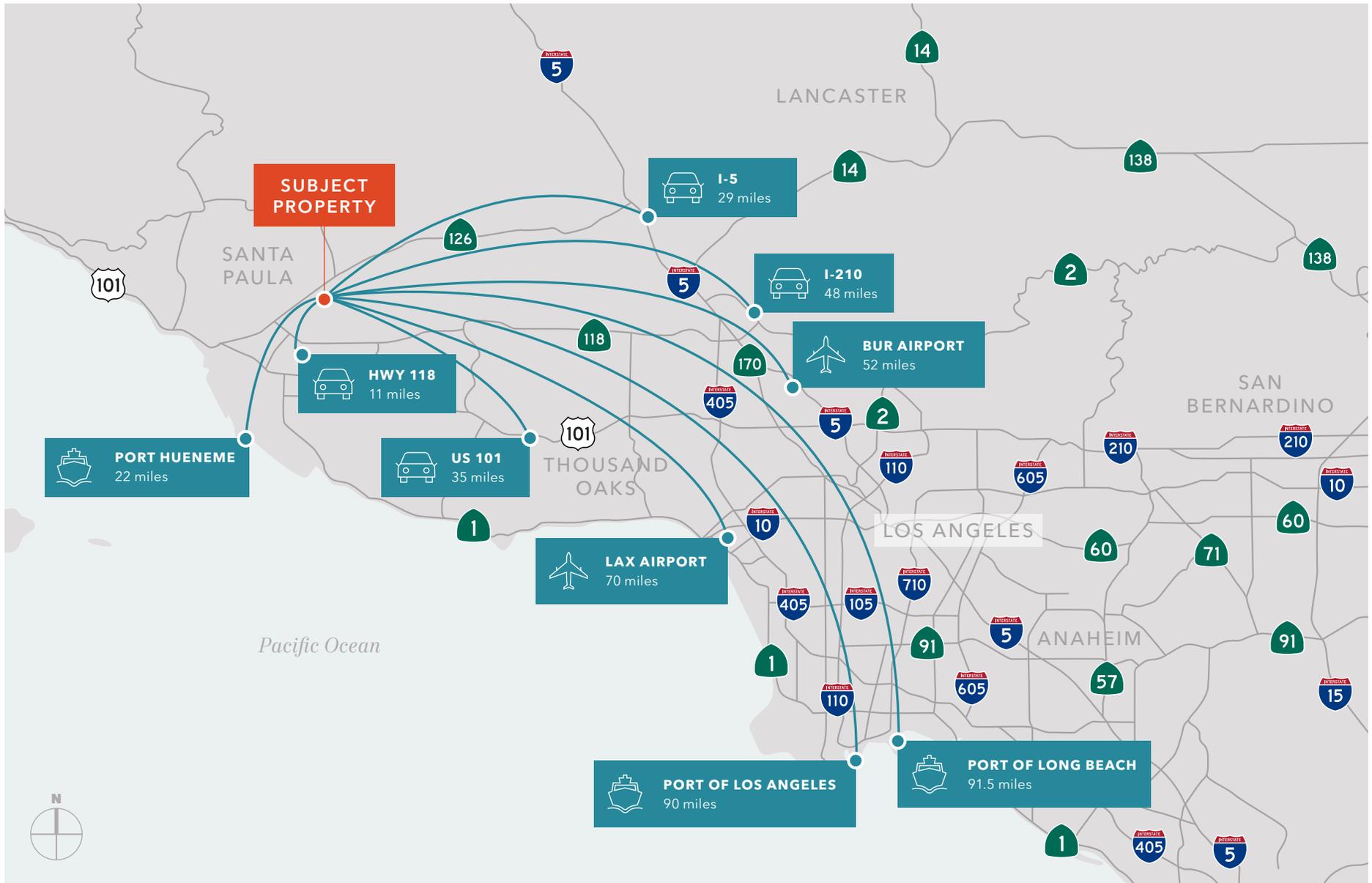
Waste Handling, Disposal, & Recycling

→ [VIEW FULL USES](#)

LOCATION OVERVIEW



LOCATION OVERVIEW



Exclusively listed by

BENTLEY MCKEAN, CCIM

First Vice President

805.626.7120

bentley.mckean@kidder.com

LIC N° 02080641

JEFFREY CROCKER

First Vice President

805.626.6550

jeffrey.crocker@kidder.com

LIC N° 01457097

KIDDER.COM

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