

FOR SALE OR LEASE

220 BERNOULLI CIRCLE

*14,189 SF of Industrial Warehouse
for Sale or Lease with Potential to be
a Dual Tenant Industrial Building*

KIDDER.COM

km Kidder
Mathews

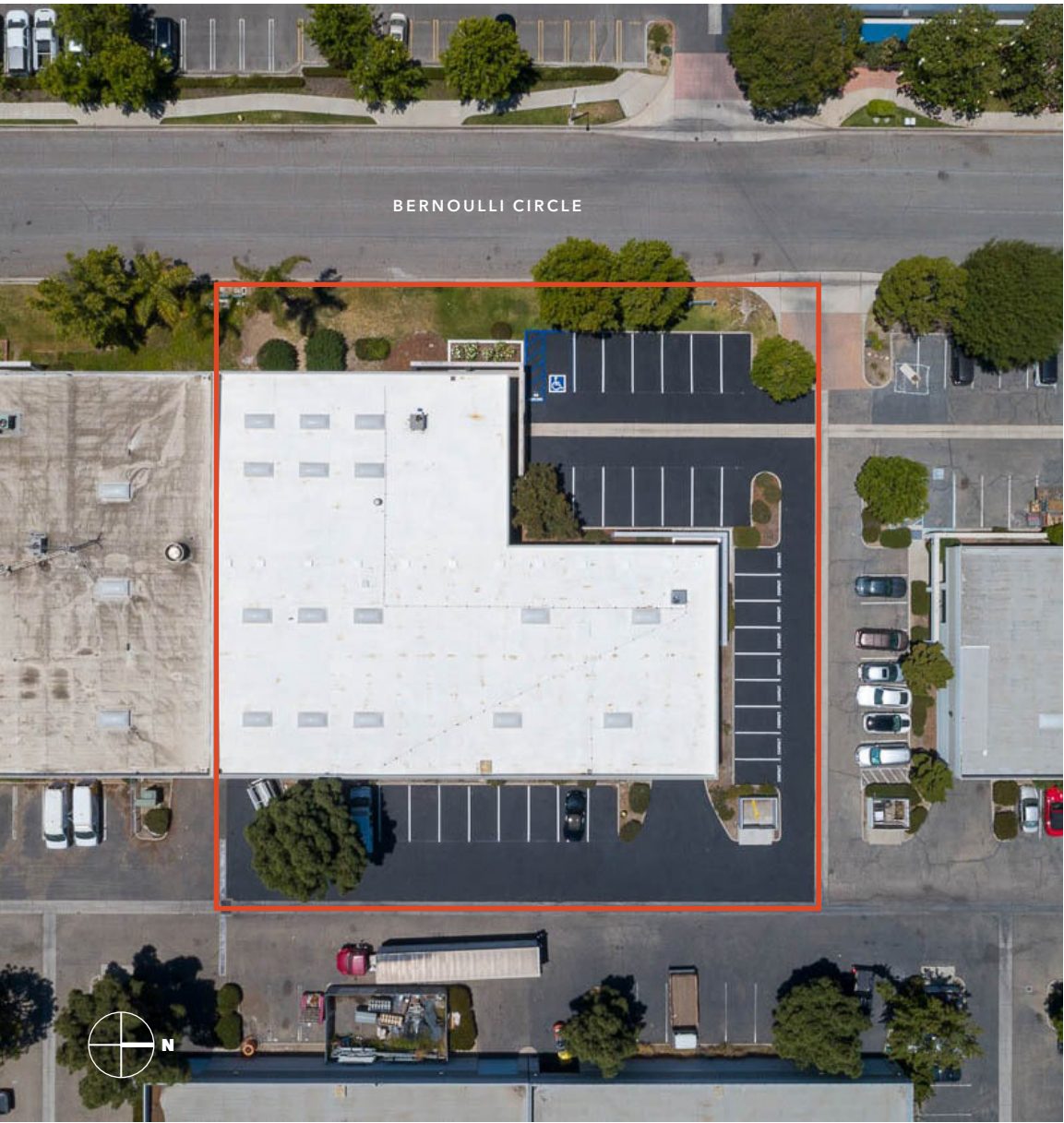


220 Bernoulli Circle presents an exceptional opportunity to acquire a renovated industrial facility in the heart of Oxnard's thriving business corridor.

This $\pm 14,189$ SF freestanding building sits on a generous $\pm 34,114$ square foot ML-zoned parcel—perfect for owner-users or investors seeking a plug-and-play asset in Ventura County's most accessible industrial hub.

The layout features two distinct office entrances leading to versatile office areas connected to a 16' clear-height warehouse. Two 12'W x 14'H ground-level doors and 600 amps of heavy 480V power support a wide range of industrial uses.

Strategically located just off the 101 Freeway and minutes from Oxnard Airport, 220 Bernoulli Circle combines modern efficiency with unbeatable logistics access. This property is ideal for light manufacturing, distribution, or a growing business seeking a professional, high-image facility.



PROPERTY OVERVIEW

ADDRESS	220 Bernoulli Circle Oxnard, CA 93030
SALE PRICE	\$3,250,000
PRICE/SF	\$229
LEASE RATE	\$1.10/SF/Mo NNN
BUILDING SIZE	±14,189 SF Total
LOT SIZE	.78 AC (34,114 SF)
YEAR BUILT	1990
ZONING	ML
PARKING	32 (1.26/1,000 SF)
LOADING DOORS	2 Ground Level (12' x 14')
CLEAR HEIGHT	16'
POWER	600 AMPS 480/277V 3P Heavy
SPRINKLERS	Wet

\$3.25M
SALE PRICE

\$15,608/MO
LEASE RATE (NNN)

Property Highlights

Freestanding Building on a 34,114 SF lot

Can be divided into two functional units

Heavy Power - 600 amps, 277/480V 3-phase

Dual Ground-Level Loading - (2) 12'W x 14'H roll-up doors

16' Clear Height Warehouse - Ideal for storage, production, or distribution

Ample Parking - 32 striped spaces

Excellent Access - Minutes from 101 Freeway and Oxnard Airport

ML Zoning - Allows a wide range of industrial uses

Move-In Ready - Perfect for owner-user or investor



LOAN QUOTES

CONVENTIONAL FIXED RATE LOAN

PROJECT AMOUNT	\$3,250,000
LOAN AMOUNT	\$2,762,500
AMORTIZED FOR	20 years
FIXED FOR	5 years
INTEREST RATE RANGE	5.04%
MONTHLY PAYMENT RANGE	\$18,292
CASH DOWN PAYMENT	15.0%

CONVENTIONAL FIXED RATE LOAN

PROJECT AMOUNT	\$3,250,000
LOAN AMOUNT	\$2,437,500
AMORTIZED FOR	25 years
FIXED FOR	5 years
INTEREST RATE RANGE	5.09%
MONTHLY PAYMENT RANGE	\$14,377
CASH DOWN PAYMENT	25.0%

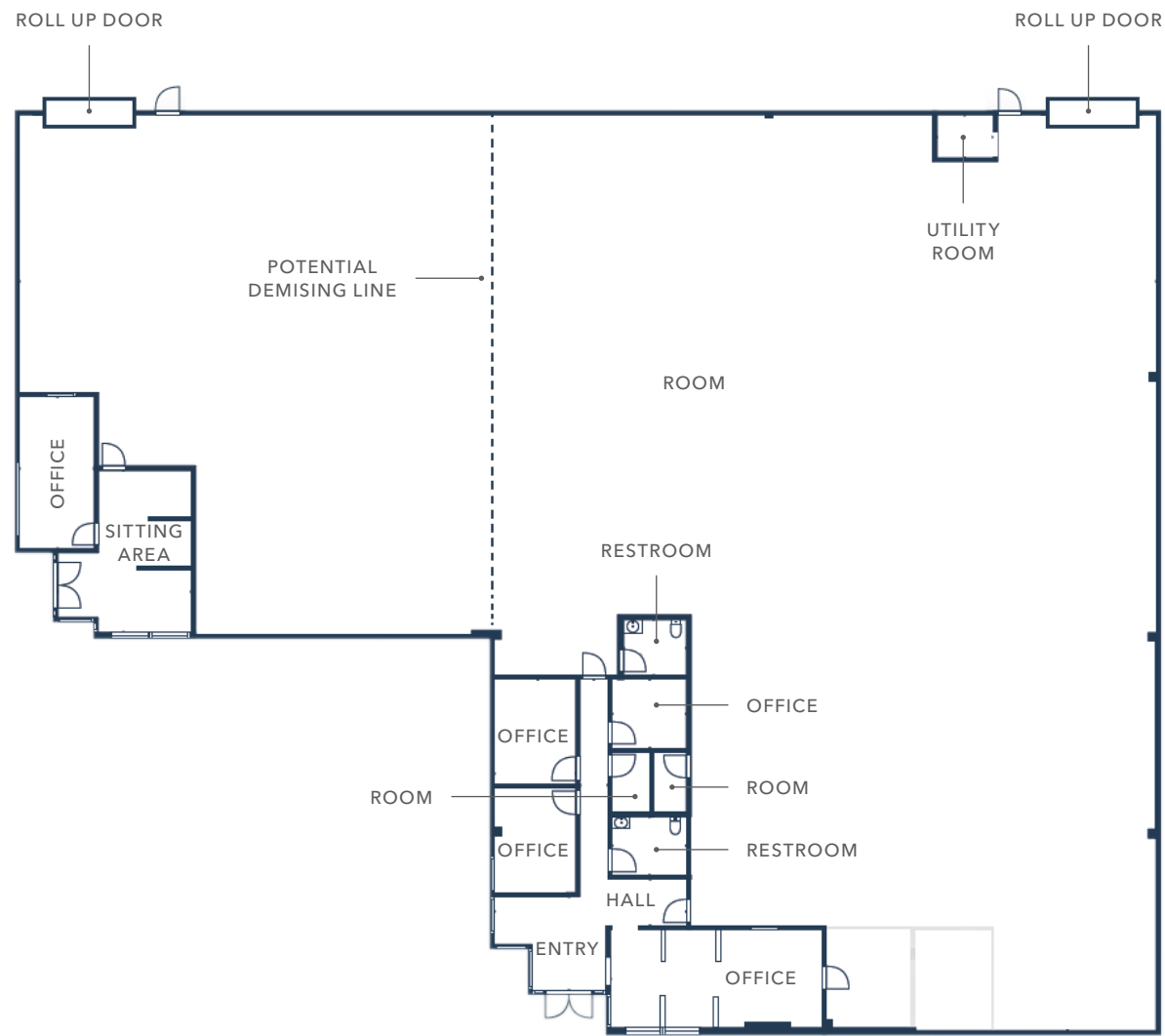
CONVENTIONAL FIXED RATE LOAN

PROJECT AMOUNT	\$3,250,000
LOAN AMOUNT	\$2,437,500
AMORTIZED FOR	25 years
FIXED FOR	5 years
INTEREST RATE RANGE	5.35%
MONTHLY PAYMENT RANGE	\$14,751
CASH DOWN PAYMENT	25.0%

*Loan
Estimate by*

JENNIFER ZEV
First Citizens Bank
Vice President, Business Banker III
805.444.4599

FLOOR PLAN



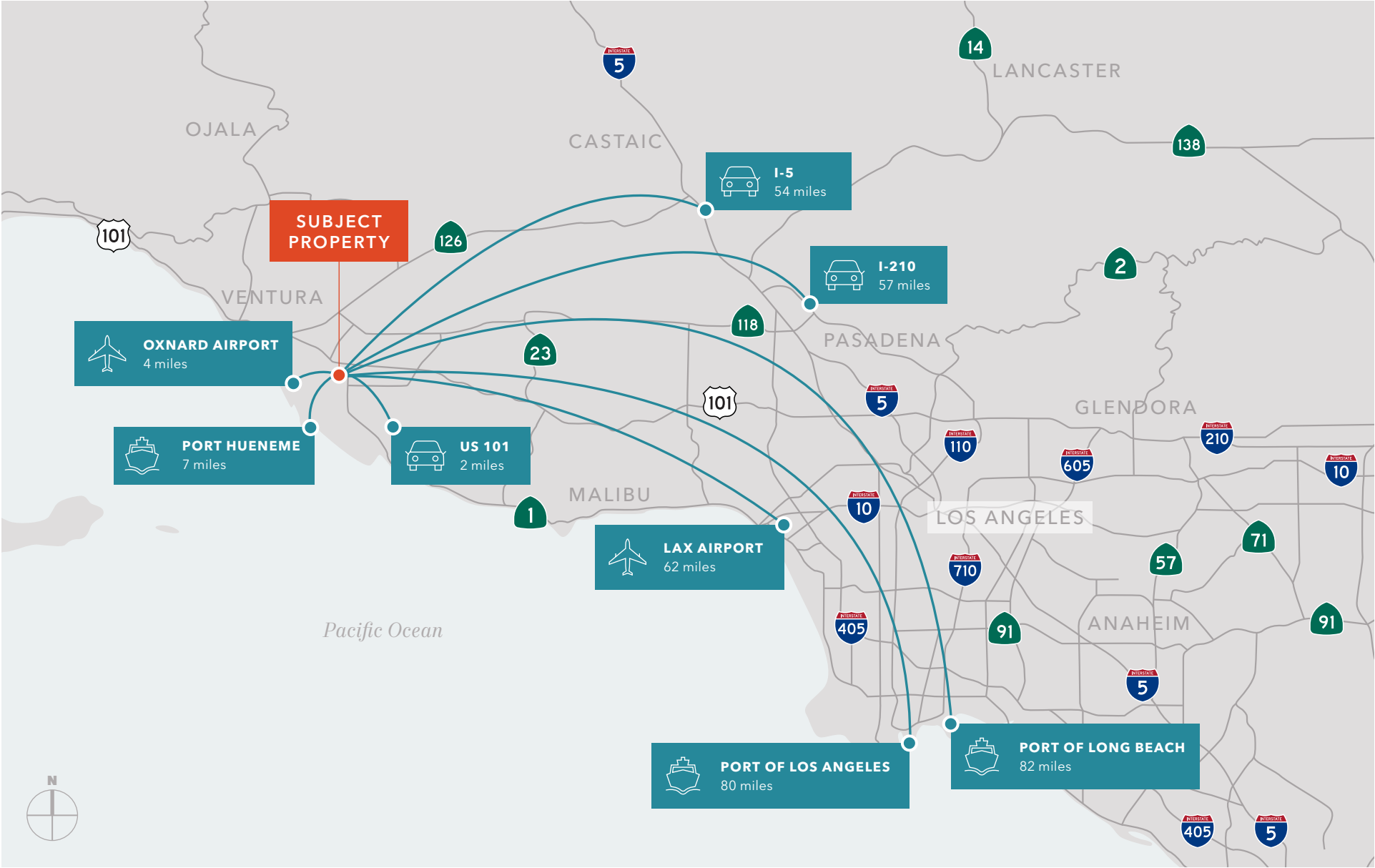
±14,189 SF

TOTAL BUILDING SIZE

Building can be divided into two units.











OXNARD, CA

Oxnard is strategically located on the Southern California coast in Ventura County, approximately 55 miles northwest of Los Angeles and 35 miles south of Santa Barbara.

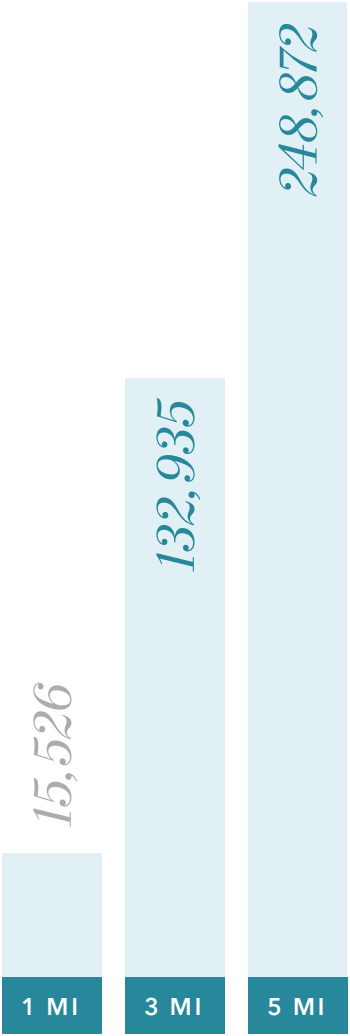
Oxnard is a critical gateway for commerce and logistics between Southern California's major markets and the Central Coast. The area is easily accessible via the major transportation artery of US 101 (Ventura Freeway) and is a key multimodal hub, offering rail access and a regional airport.

With a population of over 200,000, Oxnard hosts a powerful economic engine with a highly diversified industrial base. Its strategic assets include the Port of Hueneme, a deep-water commercial port that moves billions of dollars in cargo annually, serving as a vital entry point for automobiles and agricultural products, which directly supports the region's logistics, distribution, and cold storage sectors. The city is also a strong center for manufacturing, and benefits from the economic stability of Naval Base Ventura County (NBVC), the county's largest employer. Historically rooted in agriculture, the fertile Oxnard Plain continues to drive a significant food processing industry.

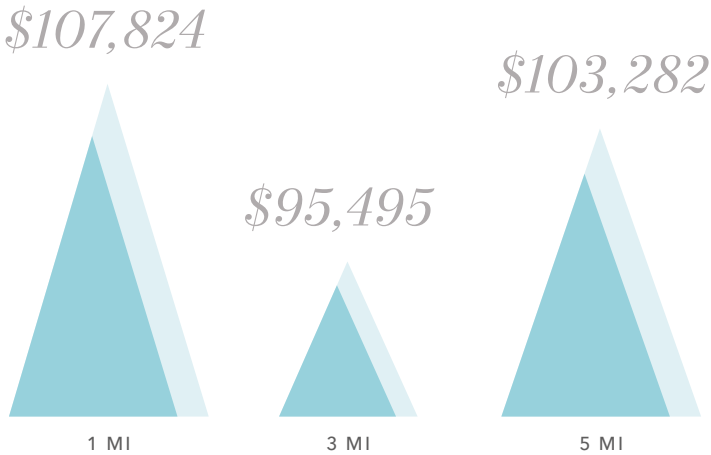
Oxnard remains a significant economic force in Southern California, poised for continued stability and growth. The city is experiencing increasing demand for housing and continues to see ongoing investment in infrastructure, particularly at the Port of Hueneme, to meet future logistics demand. The city's core strengths in logistics, manufacturing, and defense fuel a thriving commercial real estate market, ensuring its role as a key player in the regional economy for the foreseeable future.

DEMOGRAPHICS

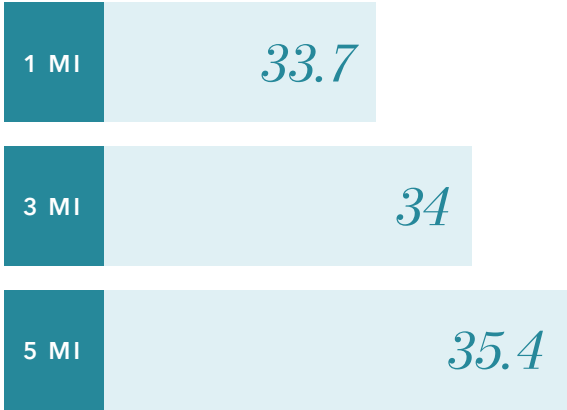
POPULATION



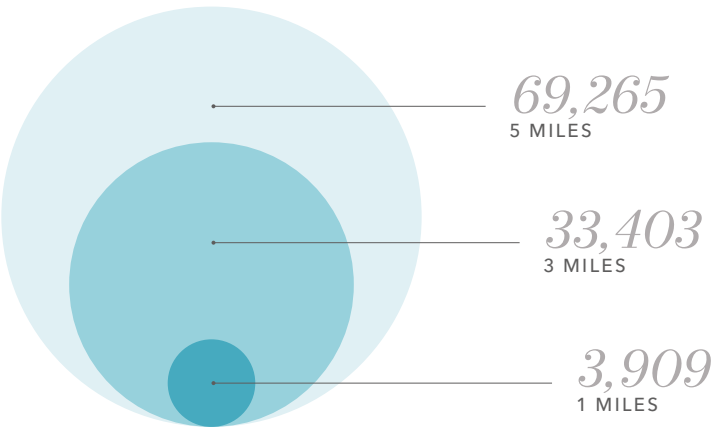
AVERAGE HOUSEHOLD INCOME



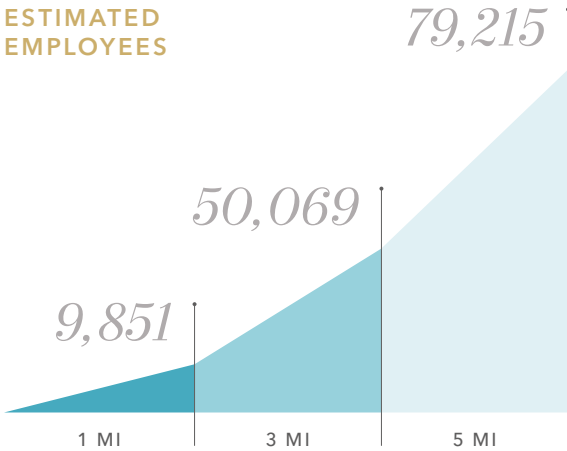
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, CoStar



220 BERNOULLI CIR

*For more information on
this property, please contact*

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