

FOR LEASE



24,950 SF INDUSTRIAL BUILDING
W/ HEAVY POWER & 2 DOCKS

1401 STELLAR DR, OXNARD, CA 93033



1401 STELLAR DR

PROPERTY OVERVIEW

ADDRESS	1401 Stellar Drive, Oxnard, CA 93033
TOTAL BUILDING SIZE	24,950 SF
OFFICE	3,720 SF
LOT SIZE	±63,225 SF
YEAR BUILT	1999
DOCK HIGH DOORS	2 (interior)
GROUND LEVEL LOADING DOORS	2 (12' x 14')
CLEAR HEIGHT	20' Minimum
ZONING	ML
POWER	1,200 amps, 277/480V (Tenant to Verify)
PARKING	55 Spaces
AVAILABLE	September 2026

24,950 SF

BUILDING SIZE

\$0.95 NNN

ASKING LEASE RATE (SF/MO)
(NNN'S ESTIMATED \$0.31)



Property Highlights

±24,950 SF freestanding light industrial building with functional layout

±3,720 SF office build out supporting warehouse operations

1,200 amps, 277/480V power – ideal for manufacturing

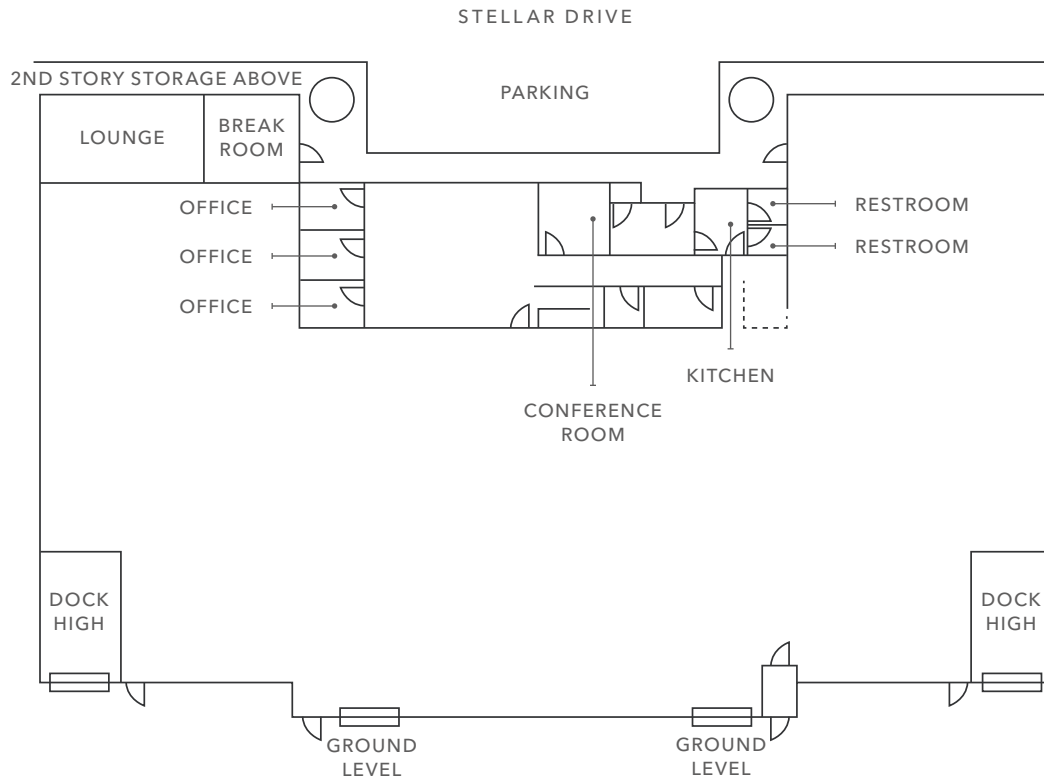
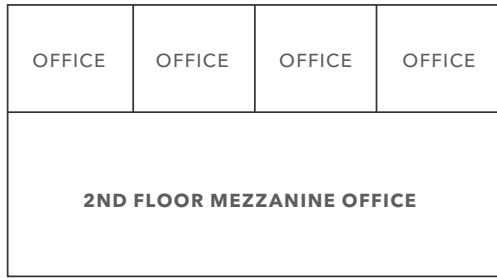
(2) dock-high + (2) ground-level doors (12' x 14') for flexible loading

±63,225 SF lot with ample parking (55 spaces) and truck circulation

Available September 2026



FLOOR PLAN

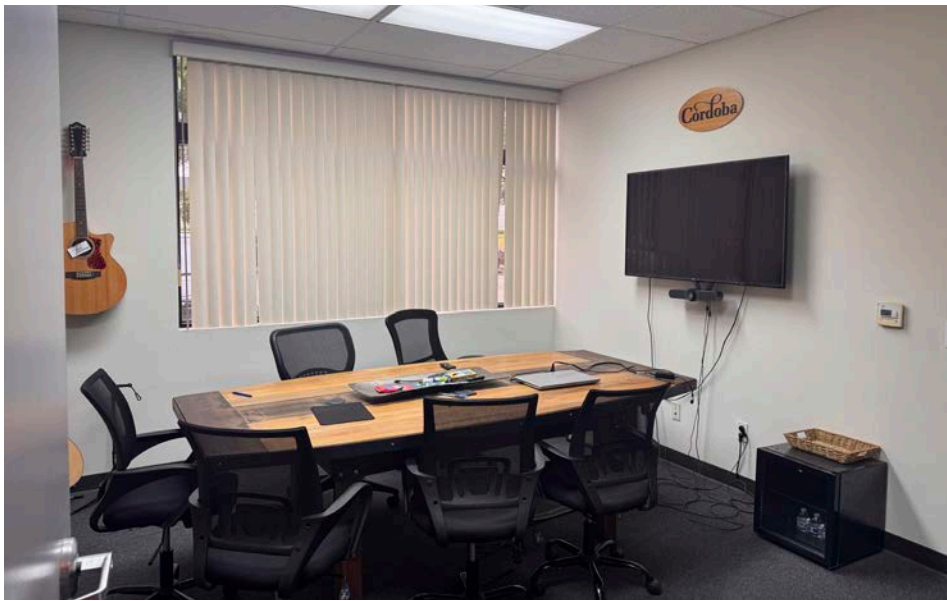


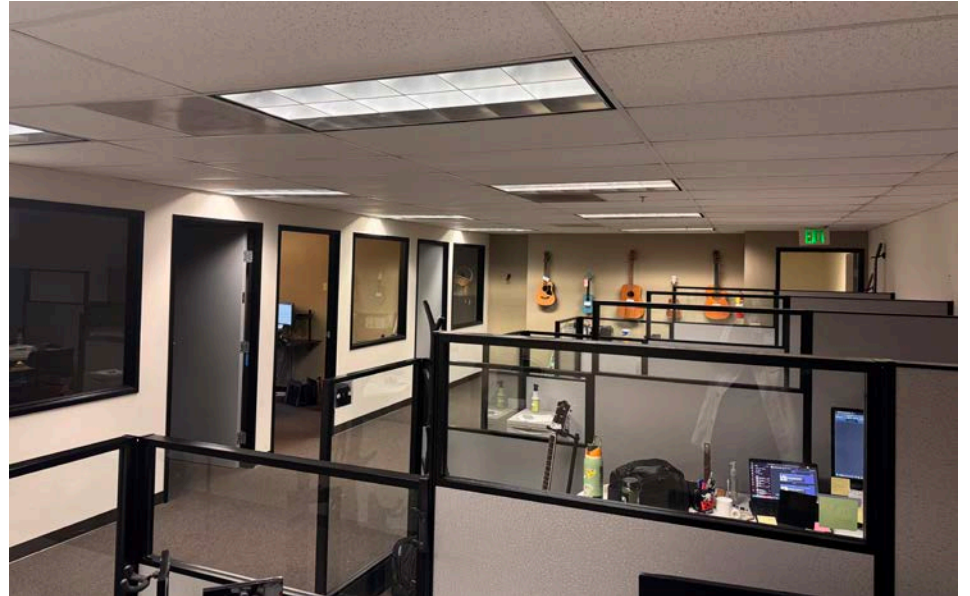
±24,950 SF
AVAILABLE

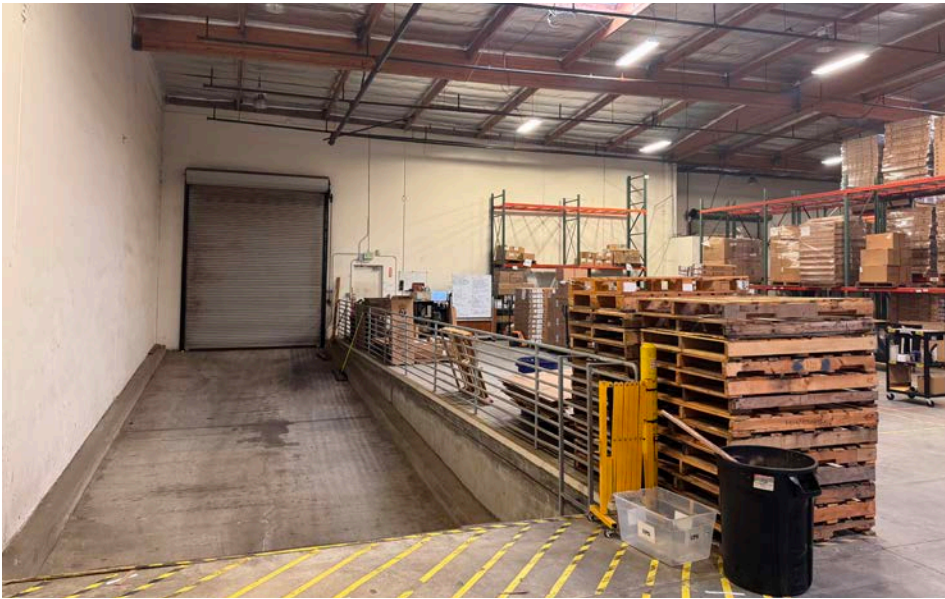
\$0.95 NNN
LEASE RATE

SEPT 2026
AVAILABLE



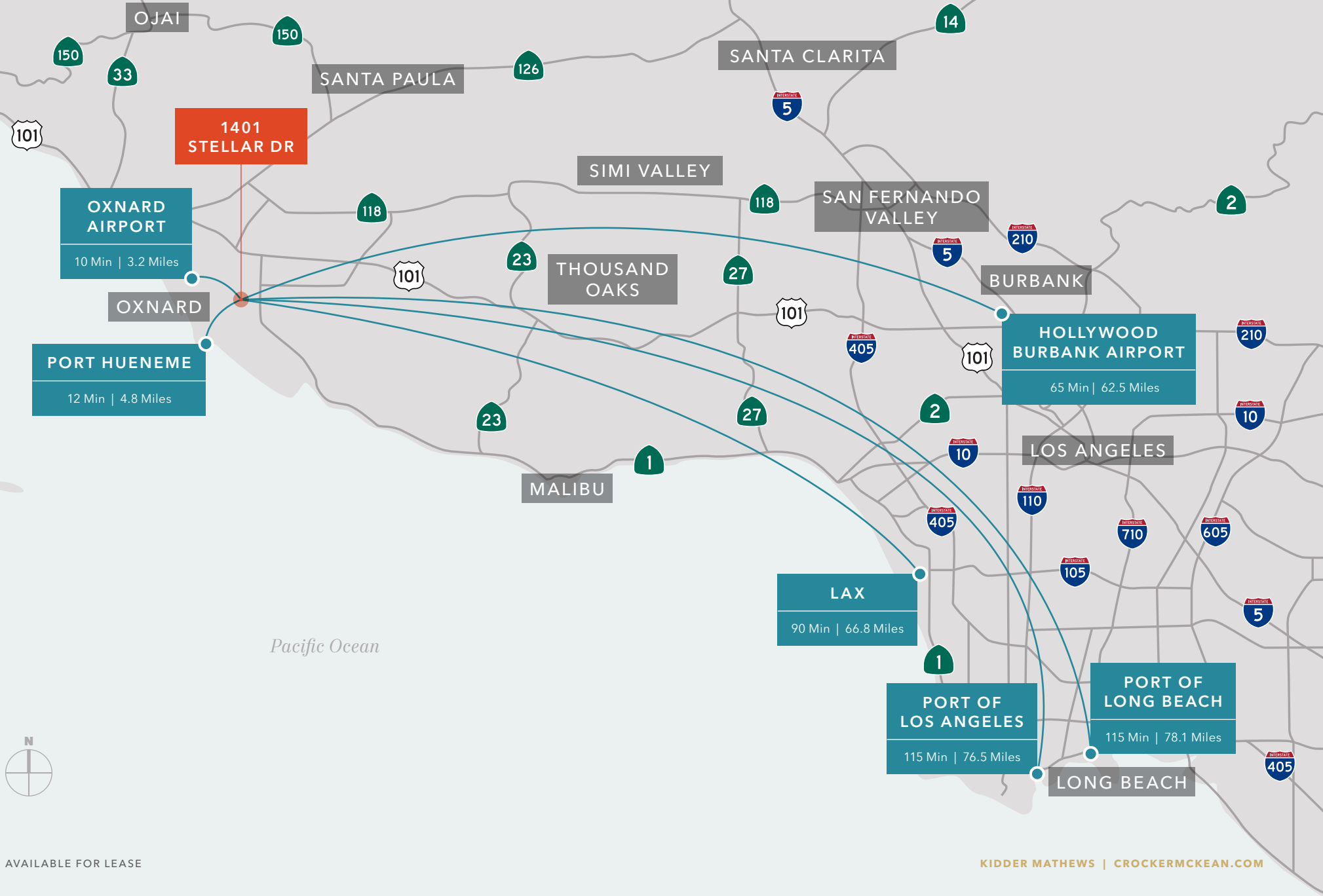








1401 STELLAR DR





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.

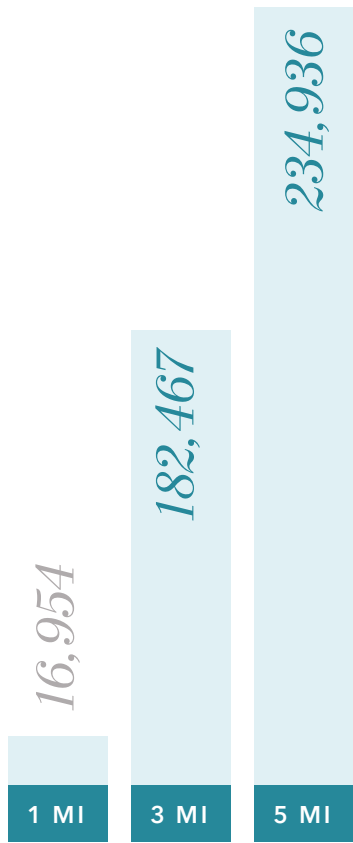
Oxnard is a critical gateway for commerce and logistics between Southern California's major markets and the Central Coast. The area is easily accessible via the major transportation artery of US 101 (Ventura Freeway) and is a key multimodal hub, offering rail access and a regional airport.

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.

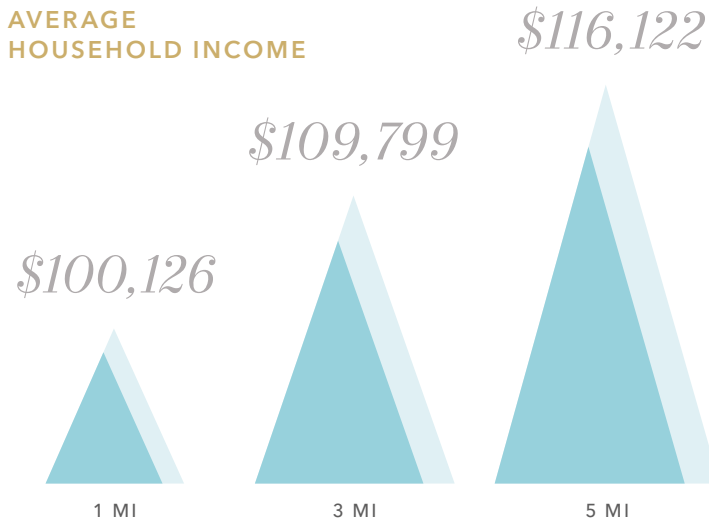
Oxnard remains a significant economic force in Southern California, poised for continued stability and growth. The city is experiencing increasing demand for housing and continues to see ongoing investment in infrastructure, particularly at the Port of Hueneme, to meet future logistics demand. The city's 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

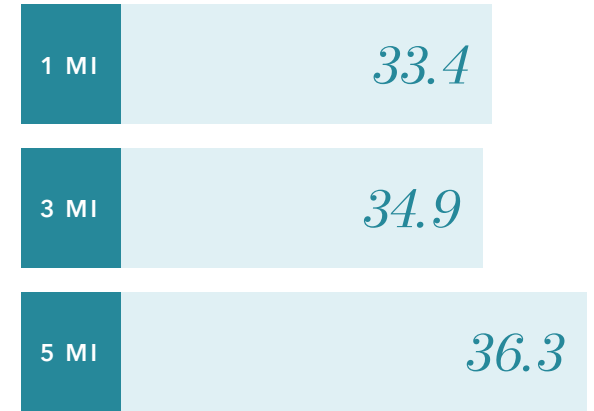
POPULATION



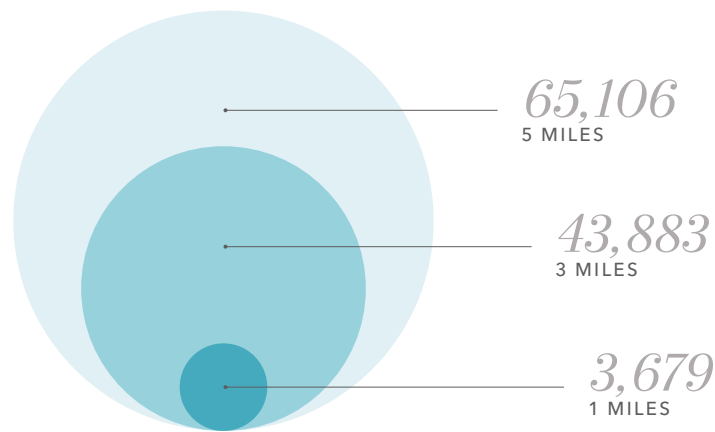
AVERAGE HOUSEHOLD INCOME



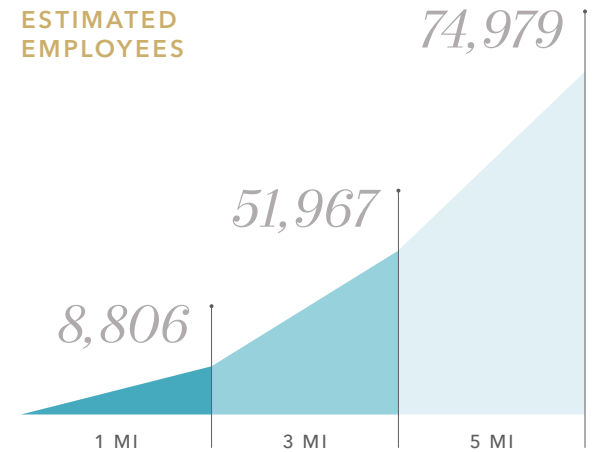
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2026 CoStar

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