

32 N. WOOD RD | SUITE C | CAMARILLO, CA

# FOR LEASE

INDUSTRIAL WAREHOUSE | 7,200 SF

LOCATED BETWEEN CAMARILLO AIRPORT AND 101 FREEWAY, BETWEEN SPRINGVILLE AND CENTRAL.  
HIGHLY FUNCTIONAL INDUSTRIAL SPACE WITH 1,120 SF SECURE CONCRETE YARD.



## KEY HIGHLIGHTS

7,200 SF Industrial Space

\$1.20/SF Industrial Gross Lease

Includes Yard (1,120 SF)

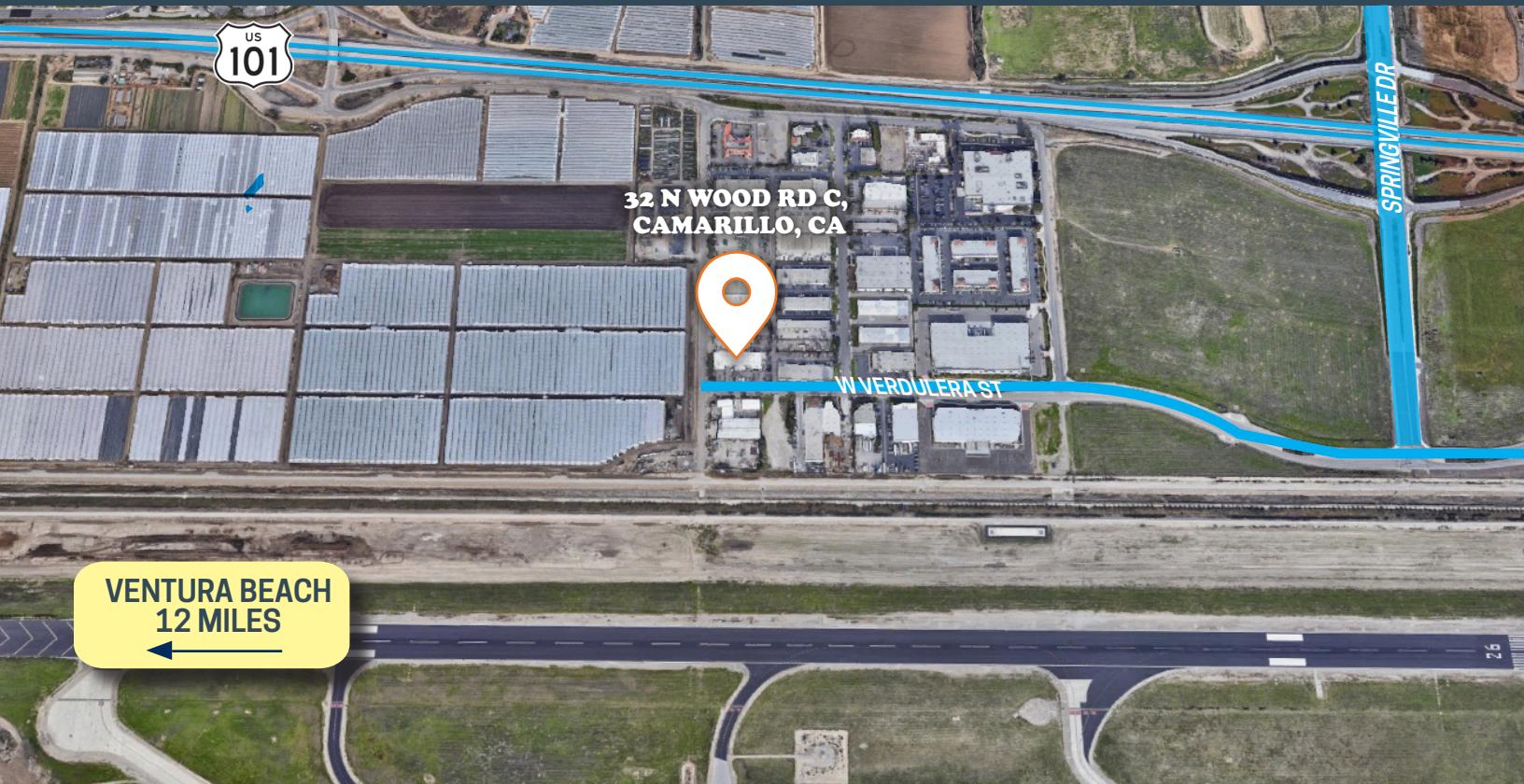
3 Ground-Level Doors

400 Amps, 3-Phase Power

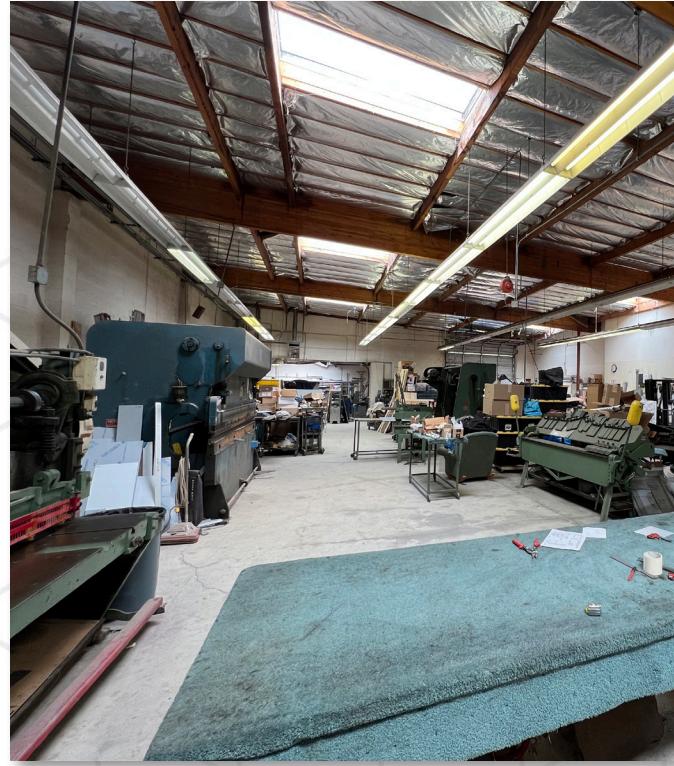
New Roof in 2024

## PROPERTY INFORMATION

Available	7,200 sf (Suite C)
Lease Rate	\$8,640/Month (\$1.20/sf)
Lease Type	Industrial Gross
Term	Up to 5 years
Possession	9/1/2025
Building Size	16,083 sf (3 units total)
Lot Size	38,487 sf
Zoning	MPD
Yard	Yes - 1,120 sf
Clear Height	16'
GL Doors	3 (14'x14', 12'x12', 10'x8')
Power	400 Amps, 240V, 3 Phase
Construction	Concrete Block
Year Built	1981 (New Roof 2024)
Office Area	1,182 sf (3 privates, breakroom, reception, storage)
Parking	14 spaces (2/1,000 sf)
Use	Manufacturing / Warehouse
Market	Camarillo



## PROPERTY PHOTOS



**GARY COHEN**

First Vice President Investments  
Office: 805.351.7143 Cell: 818.804.1227  
gcohen@marcusmillichap.com  
License CA 00988655

**Marcus & Millichap**