

# MAJOR RATE REDUCTION

## FOR LEASE

351 CANDELARIA ROAD

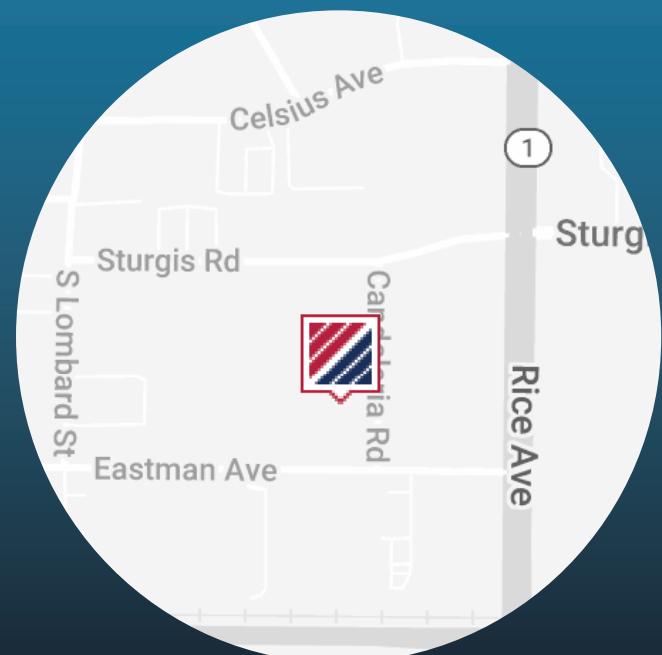
OXNARD | CA



±10,980 SF FREE STANDING INDUSTRIAL BUILDING

### PROPERTY HIGHLIGHTS:

- ±10,980 SF Building with ±2,000 SF Office
- ±2,500 SF of Drop Ceiling HVAC Area Can Be Removed to Suit
- Up to 5 Offices Can Be Removed to Increase Warehouse Area
- Free Standing Building in Northfield Business Park
- Interior Recently Upgraded
- Executive Office with Restroom/Shower
- Newer Cubicles Included
- **Lease Rate: \$13,725.00 Per Month, Gross (\$1.25 PSF)**



FOR MORE INFORMATION PLEASE CONTACT:

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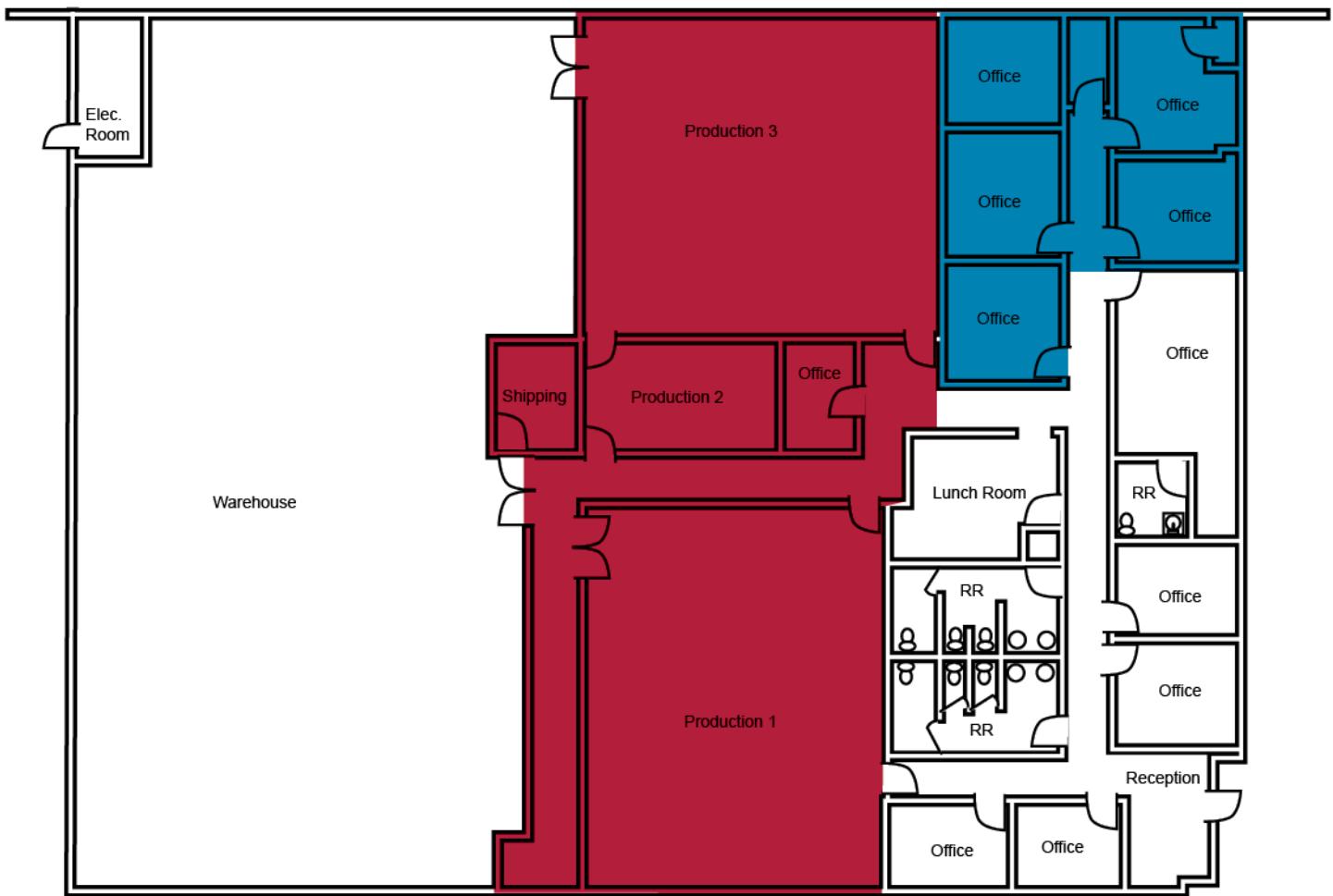
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## PROPOSED DEMO FLOOR PLAN

= OPTION 1 |   = OPTION 1 & 2



\*NOT TO SCALE

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