

# 701

DEL NORTE BOULEVARD

OXNARD, CALIFORNIA

VENTURA COUNTY



## For Lease

## 1,755-8,383 SF

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

### FOR INFORMATION, CONTACT:

JOHN CARDONA  
+1 805 288 4674  
john.cardona@cbre.com  
CA License #02004799

PAUL FARRY  
+1 805 288 4670  
paul.farry@cbre.com  
CA License #00941298

DEXTER WILKERSON  
+1 805 288 4668  
dexter.wilkerson@cbre.com  
CA License #02160842

### Multi-Tenant Industrial Building

- Excellent Access from 101 Ventura Freeway
- 125,514 SF Well-Maintained Multi-Tenant Industrial Complex
- Minutes from Major Amenities
- \$1.25 - \$1.32/SF Modified Gross + estimated \$0.12/SF CAM





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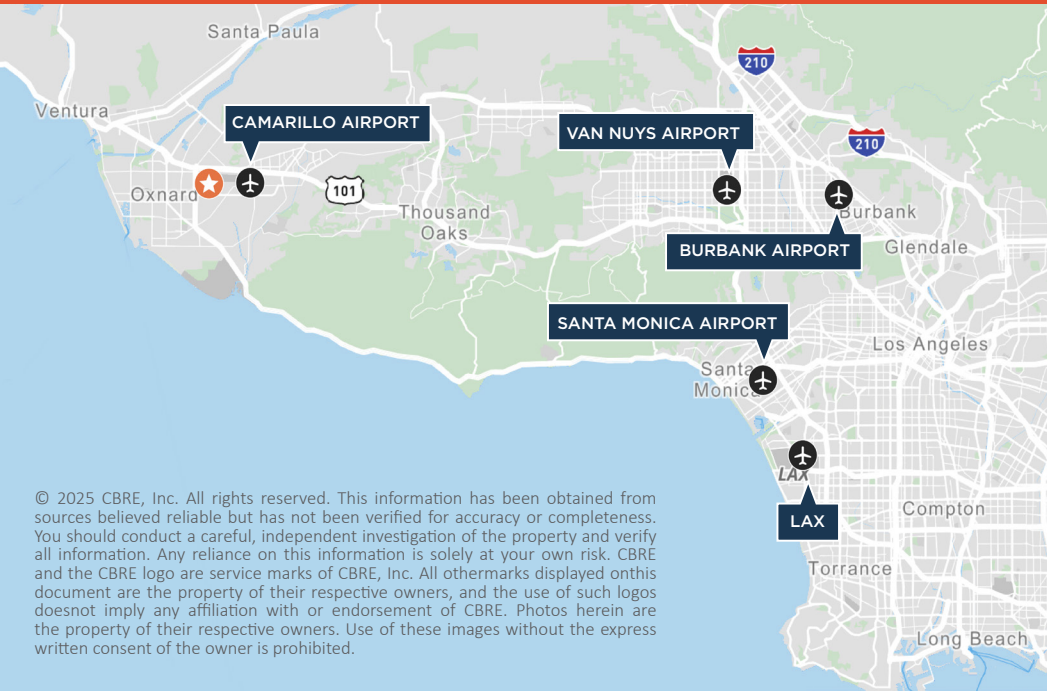
## Multi-Tenant Industrial Building

- 16'-18' Clear Height
- Zoned M1
- Ground Level Loading Doors (12'x14')
- Excellent Truck Access
- Close proximity to Los Angeles, San Fernando and Valencia
- Year Built: 2000
- 2:1 Parking Ratio
- Fully sprinklered
- 200 amps; 120/208 volt; 3-phase 4-wire
- Unit 100: 8,383 SF
- Unit 125-130: 3,511 SF
- Unit 155: 5,961 SF
- Unit 315: 1,755 SF



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