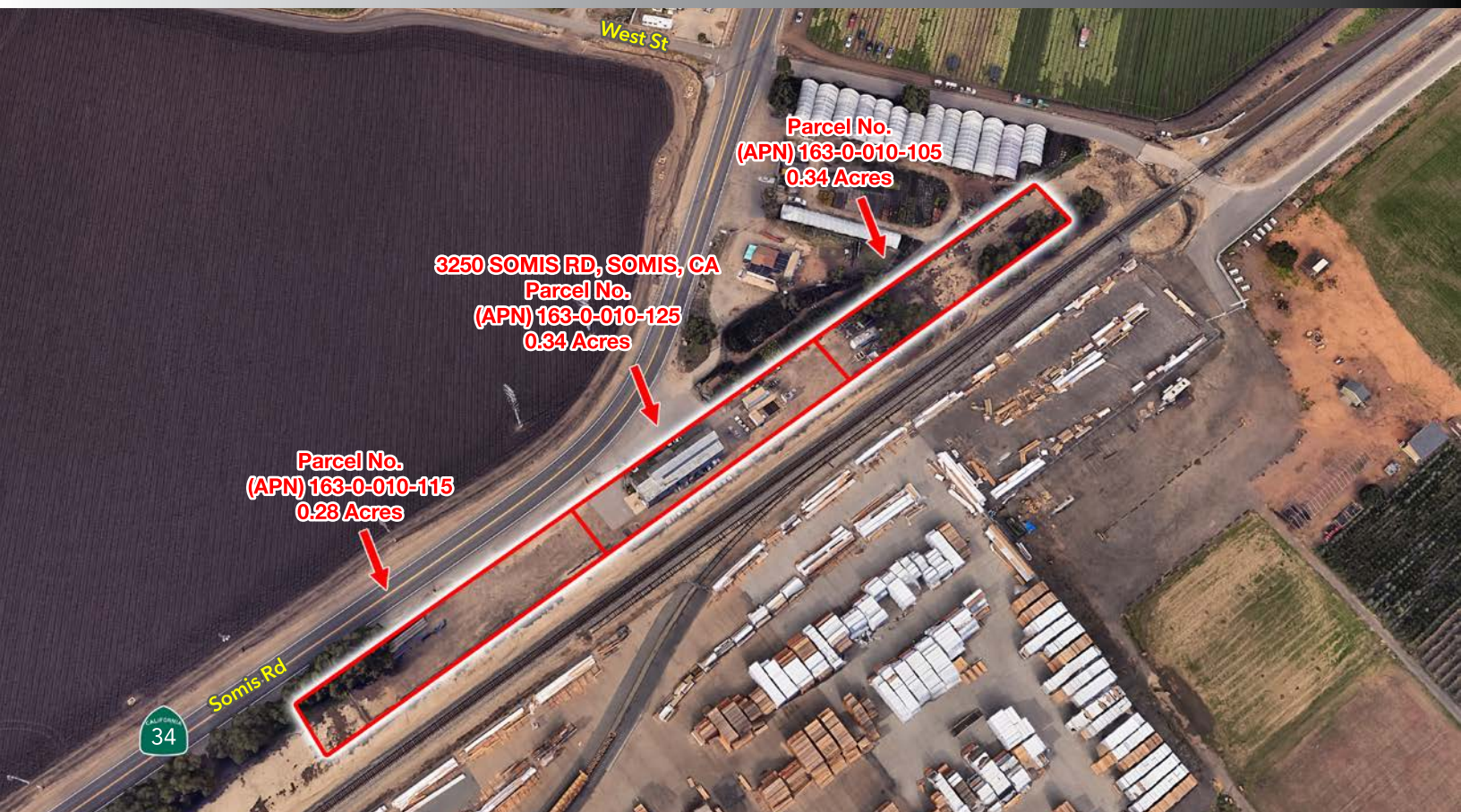


# INDUSTRIAL LAND FOR SALE

3250 Somis Road • Somis



## 0.96 ACRE LAND AVAILABLE FOR SALE

For More Information  
Please Contact:

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Group of Companies  
2775 N Ventura Road, Suite 201  
Oxnard, CA 93036

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

### PROPERTY HIGHLIGHTS

- 3 Industrial Land Parcels for Purchase Opportunity
- M-2 Zoned: Ideal for Contractor/Storage Yard
- Includes 2,460 Square Foot Metal Building on APN: 163-0-010-125

### PROPERTY SPECIFICATIONS

|                |               |                     |     |
|----------------|---------------|---------------------|-----|
| <b>Land:</b>   | 0.96 Acre     | <b>Sewer Lines:</b> | TBD |
| <b>Zoning:</b> | M-2           | <b>Water Lines:</b> | TBD |
| <b>APNs:</b>   | 163-0-010-115 | <b>Gas Lines:</b>   | TBD |
|                | 163-0-010-121 |                     |     |
|                | 163-0-010-105 |                     |     |

### SALE INFORMATION

|                          |             |
|--------------------------|-------------|
| <b>Total Sale Price:</b> | \$1,045,000 |
| <b>Sale Price Per SF</b> | \$25.00     |

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.