

CHANNEL ISLANDS BUSINESS PARK  
11,165 – 27,834 SF BUILDINGS



1350, 1400  
& 1450

Stellar Drive

OXNARD | CA 93033

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 1350, 1400 & 1450 Stellar Drive

Located within the prestigious Channel Islands Business Center, 1350, 1400, and 1450 Stellar Drive offer premium industrial and commercial space in the heart of Ventura County. This highly functional and dynamic business hub is strategically positioned between Los Angeles and Santa Barbara, with easy access to the Ventura 101 Freeway, making it an ideal choice for businesses seeking a prime location. 1400 & 1450 Stellar Drive - These units feature a pass-through design, allowing for flexible occupancy options. - 1400 Stellar Drive offers 14,892 SF, while 1450 Stellar Drive provides 12,942 SF. - Both units can be leased separately or combined for a total of 27,834 SF, catering to a wide variety of business needs. 1350 Stellar Drive - Details of the available space at 1350 Stellar Drive are flexible and suited for a range of industrial or commercial uses, with features designed to enhance operational efficiency. Highlights - Convenient access to Ventura 101 Freeway - Customizable space options - Modern infrastructure in a master-planned industrial park.

## AVAILABLE SF

1350 | 11,165 SF

1400 | 14,892 SF

1450 | 12,942 SF

1400 & 1450 | 27,834 SF

## ASKING PRICE

\$1.15 Gross

## PROPERTY SUMMARY



# Stellar Drive 1350



**11,165 SF Available**



**1,146 SF Office with two Private Restrooms**



**28,226 SF Land Area**



**25 Parking Spaces**



**15' Clear Height**



**2 GL (12'x14') and 1 DH (12'x16')**



**600A/270 - 480v 3 p 4w Power**



**1988 Year Built**



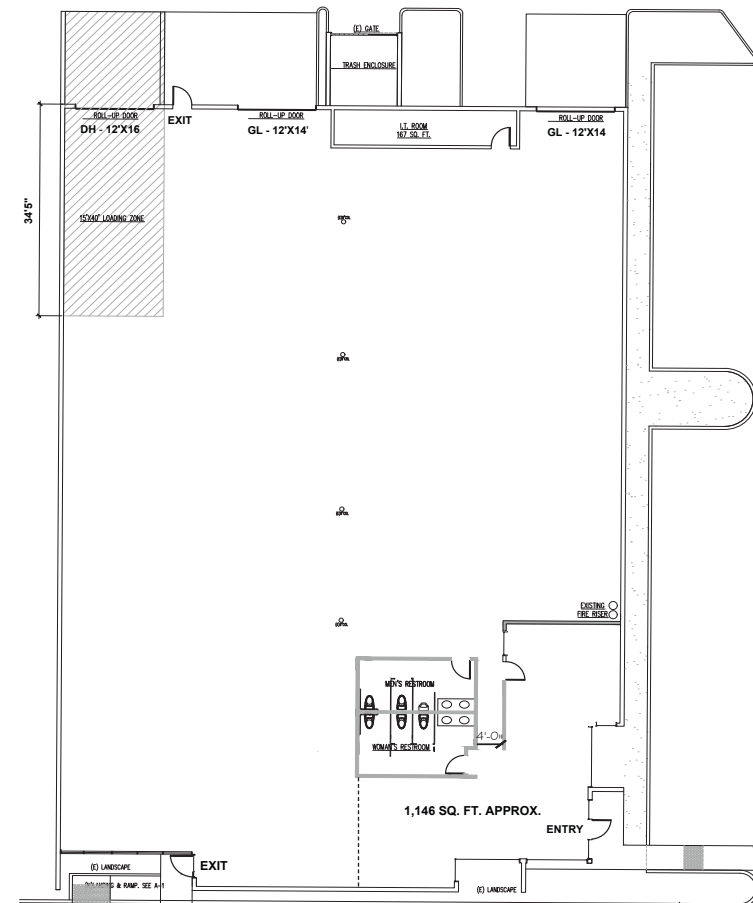
**Newly Renovated**



**APN 220-0-295-175**

## BUILDING HIGHLIGHTS

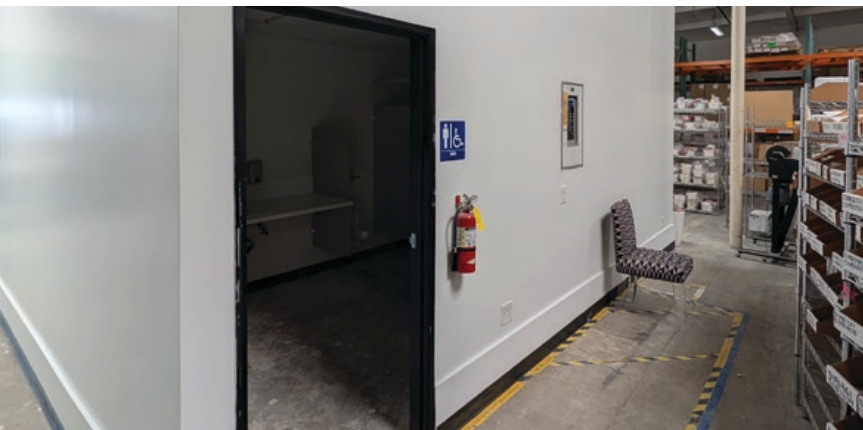
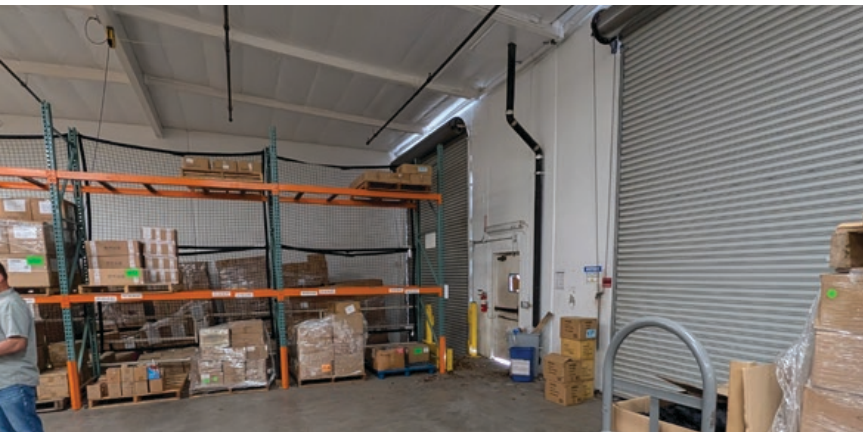
## FLOOR PLAN



\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

# 350 Stellar Drive

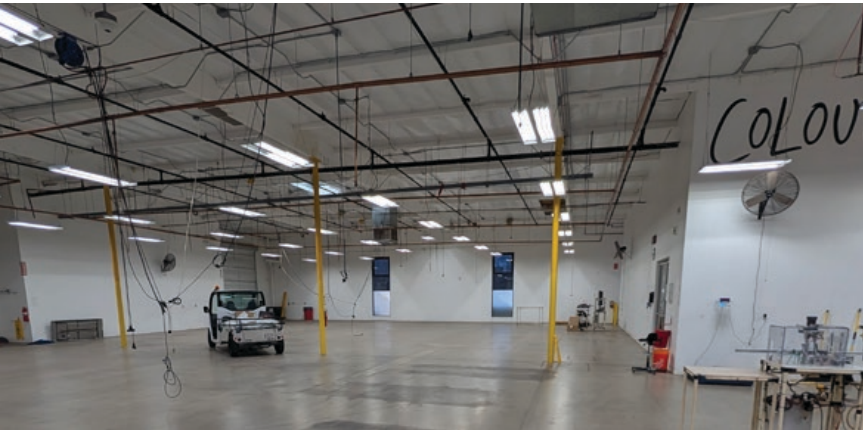
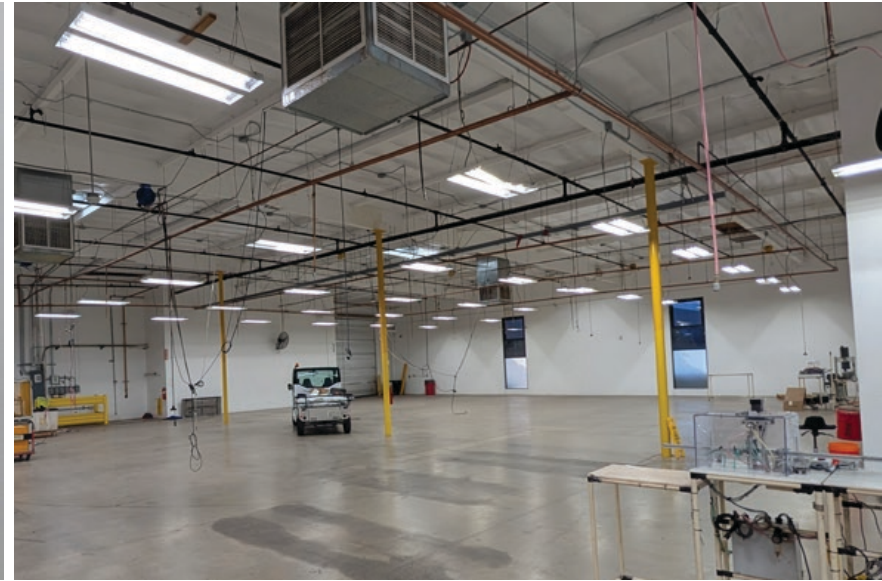
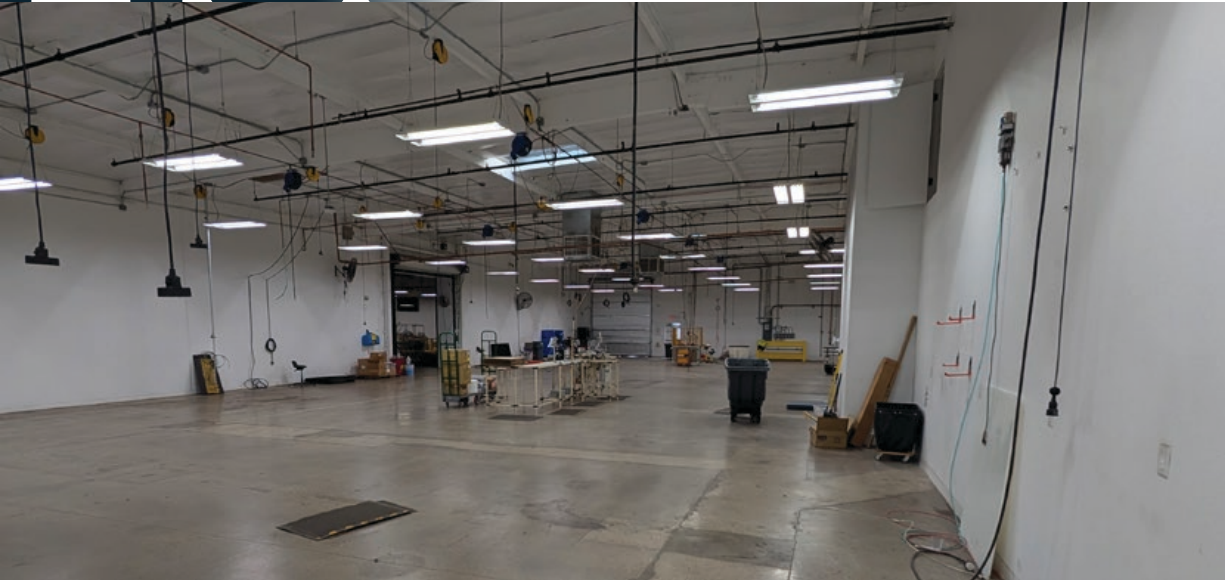
PROPERTY PHOTOS





# 400 Stellar Drive

PROPERTY PHOTOS



# Stellar Drive 1450



**12,942 SF Available**



**2,373 SF Office with two Private Restrooms**



**38,419 SF Land Area**



**30 Parking Spaces**



**16' Clear Height**



**2 GL Doors (12'x14')**



**600A/270 - 480v 3 p 4w Power**



**1988 Year Built**



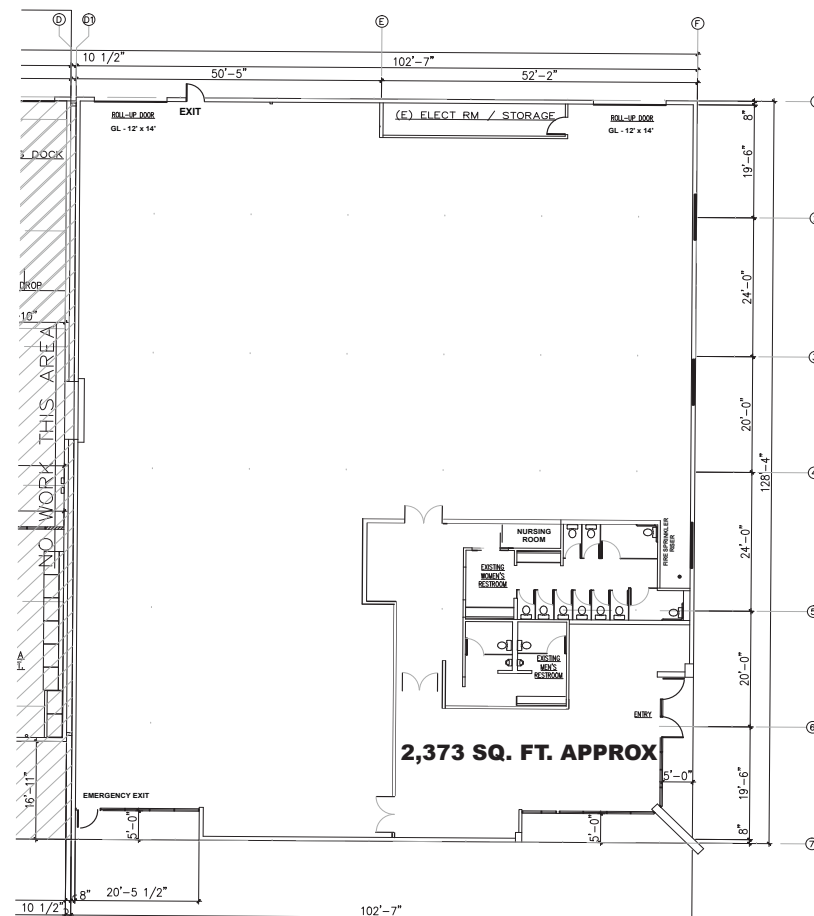
**Ample Power Drops**



**APN 220-0-295-155**

## BUILDING HIGHLIGHTS

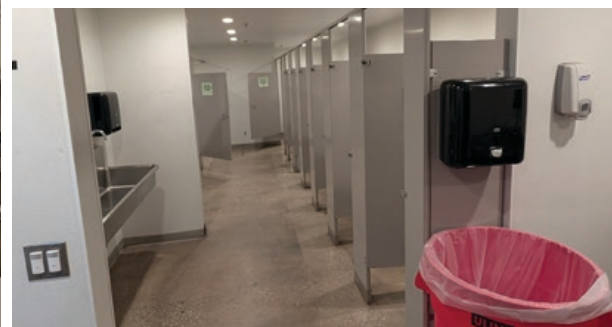
## FLOOR PLAN



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# 450 Stellar Drive

## PROPERTY PHOTOS

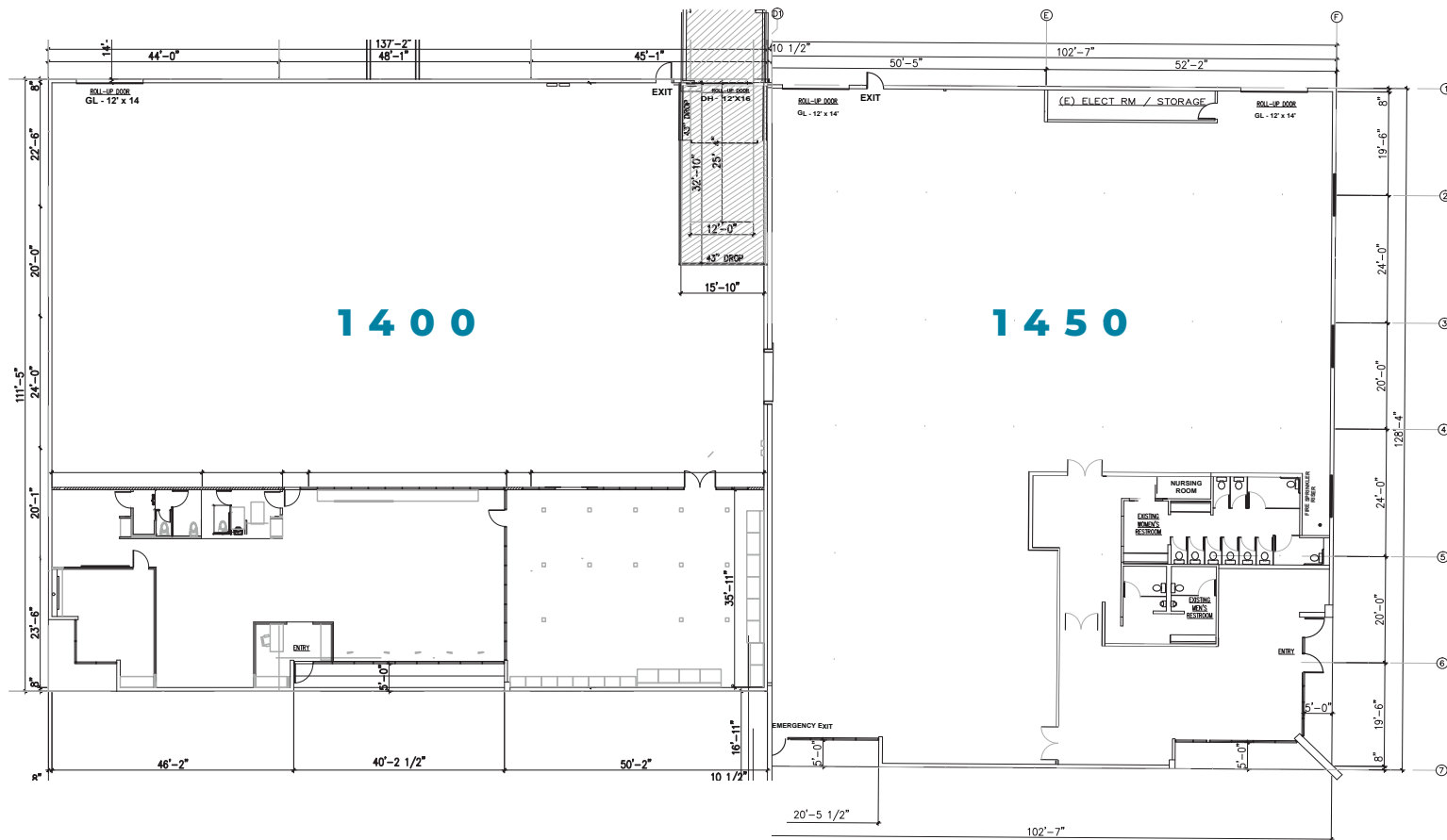


# Stellar Drive

# 1400-1450

## BUILDING HIGHLIGHTS

## FLOOR PLANS



**1400 Stellar Dr | 14,892 SF**



**1450 Stellar Dr | 12,942 SF**

**Can be leased individually or combined for 27,834 SF**

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# 1350, 1400 & 1450 Stellar Drive



## LOCATION



OXNARD AIRPORT  
3.3 MILES | 12 MINS



OXNARD  
1.8 MILES | 4 MINS

EAST VENTURA  
6.2 MILES | 12 MINS



CA-34  
1.4 MILES

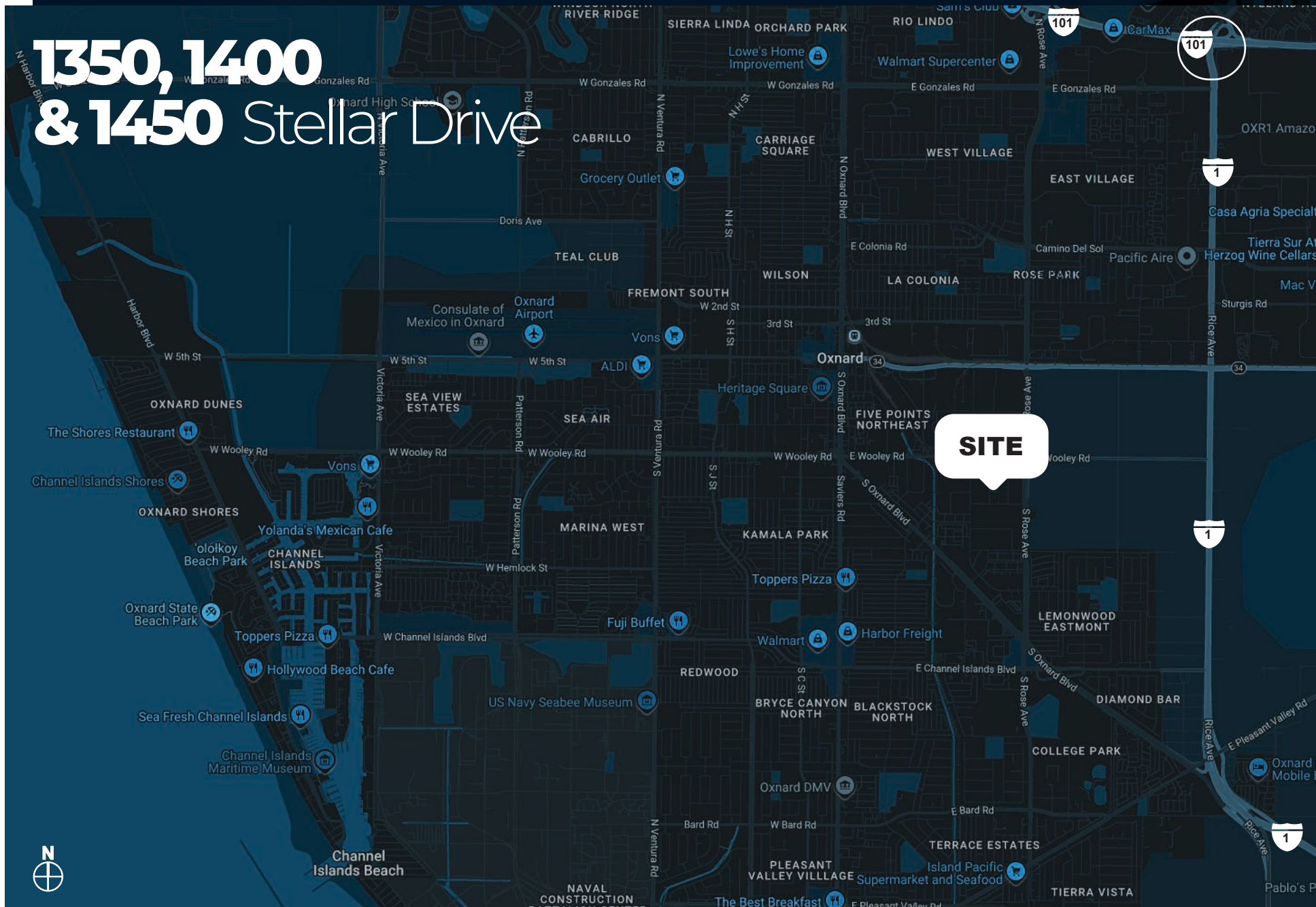
CA-1  
1.9 MILES

101 HIGHWAY  
3 MILES

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# 1350, 1400 & 1450 Stellar Drive



from 1350 to 1450

# 1350, 1400 & 1450 Stellar Drive

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