

4867 COLT STREET

VENTURA, CA 93003

 \$5,250,000.00



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THE
AHEARN
GROUP
YOUR REAL ESTATE FAMILY

PINNACLE
ESTATE PROPERTIES, INC.
COMMERCIAL DIVISION

CONTACT: **THE AHEARN GROUP | CA DRE LIC. 01999462 | 805-917-2777**

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property information attached hereto.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real Property. All information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Pinnacle Estate Properties, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Interested parties are expected to review all other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither Pinnacle Estate Properties, Inc., nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The owner of the Property expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Pinnacle Estate Properties, Inc. shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the owner of the Property and any conditions to Pinnacle Estate Properties, Inc.'s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner of the property. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner of the Property. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Pinnacle Estate Properties, Inc.

Please consult your own advisor to fully understand the investment being made.

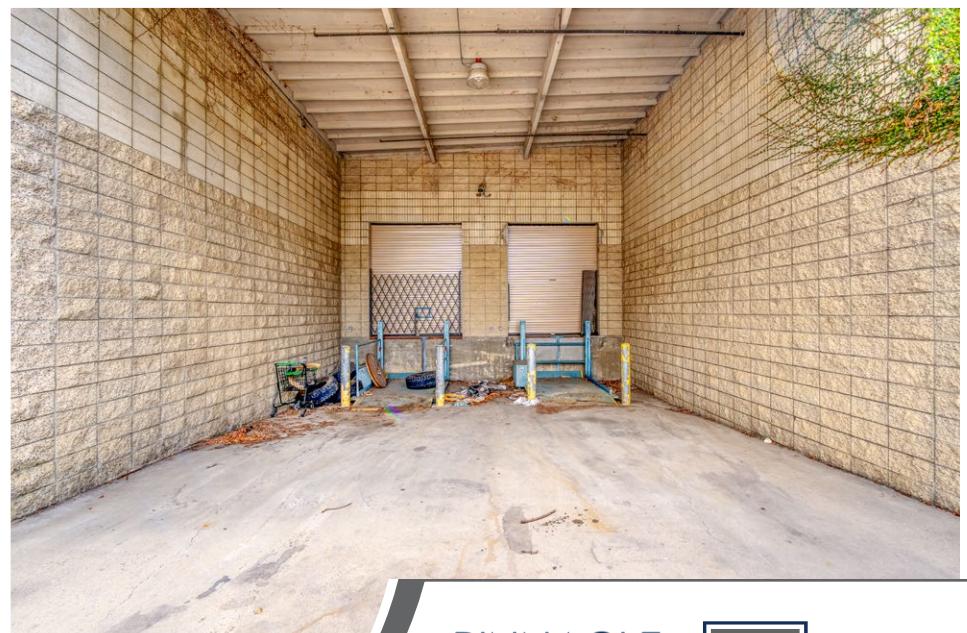
PROPERTY OVERVIEW

A rare 20,845sf "Green Zone" Facility Available Now. Highly-upgraded industrial/flex building with medical facility upgrades on a 1 acre lot. This two-story, free-standing, single-tenant building has approximately 16,985sf ground-floor footprint with a 3,861sf second story, with additional offices and cafeteria. The property boasts 100% HVAC (including warehouse), 1,000amp 3-Phase power with extensive distribution, a loading well with two dock positions, a CETA Certified Sterile Compound Room + Lab/Pharmacy Area + Ante Room + Temperature-Controlled Storage, 65 Onsite parking spaces, floor drains, and more.

- ⚠ 10 Private Offices, Conference Room, Reception, 2 Large Bull-Pens, Server Room, Lab/Pharmacy Area, Break Room & Warehouse
- ⚠ 65 Onsite Parking Spaces (3 ADA) + Close Proximity to 101
- ⚠ Freeway and Port of Hueneme
- ⚠ Property Zoning already Verified by City of Ventura
- ⚠ Microbusiness / Retail / Distribution opportunity
- ⚠ RFID Door Entry installed
- ⚠ Camera and Alarm System installed
- ⚠ Located near Restaurants and Brewery



PHOTOS

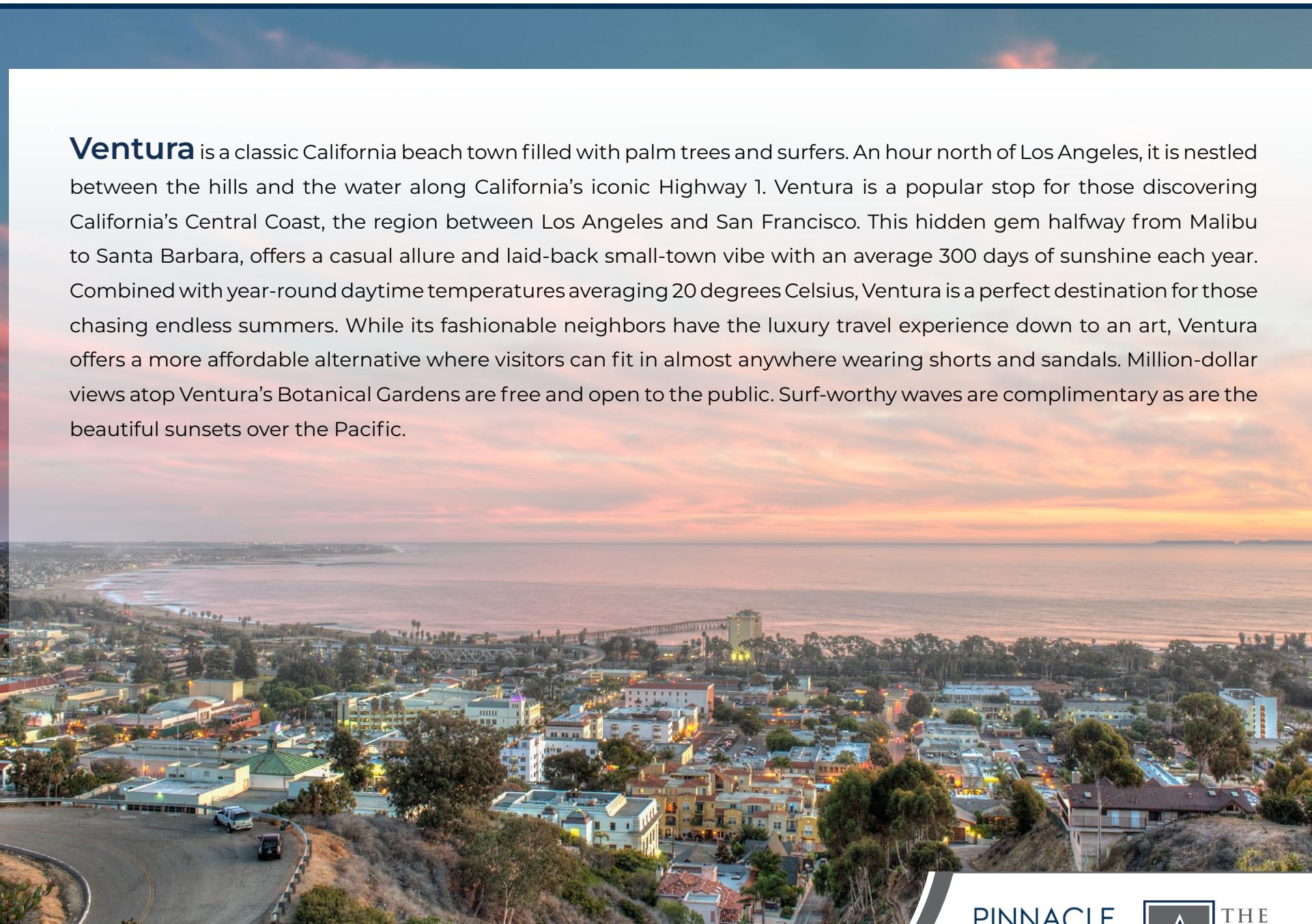


MAP



LOCATION OVERVIEW

Ventura is a classic California beach town filled with palm trees and surfers. An hour north of Los Angeles, it is nestled between the hills and the water along California's iconic Highway 1. Ventura is a popular stop for those discovering California's Central Coast, the region between Los Angeles and San Francisco. This hidden gem halfway from Malibu to Santa Barbara, offers a casual allure and laid-back small-town vibe with an average 300 days of sunshine each year. Combined with year-round daytime temperatures averaging 20 degrees Celsius, Ventura is a perfect destination for those chasing endless summers. While its fashionable neighbors have the luxury travel experience down to an art, Ventura offers a more affordable alternative where visitors can fit in almost anywhere wearing shorts and sandals. Million-dollar views atop Ventura's Botanical Gardens are free and open to the public. Surf-worthy waves are complimentary as are the beautiful sunsets over the Pacific.





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