



19,380 SF
INDUSTRIAL PROPERTY

\$1.10 PSF NNN
(18¢ Net Charges)

1201 Maulhardt Ave.
OXNARD, CALIFORNIA

SUBLEASE to 7/31/2030



PROPERTY HIGHLIGHTS

- **Attractive High Image Building**
- **2,620 SF of 2-Story Offices**
- **Newly Refurbished**
- **20' Warehouse Clear Height**
- **Dock High Loading**
- **Extensive Windowline**
- **Sublease to 7/31/2030**
- **Clean Business Park Environment**
- **Available for Immediate Occupancy**



PROPERTY DESCRIPTION

Property Address	1201 Maulhardt Ave., Oxnard, CA
Building Type	Single-Tenant, Industrial Building
Building Area	Total Bldg. 19,380 SF 1st Floor 17,950 SF 2nd Floor 1,480 SF
Fire Sprinklers	Yes
Gross Land Area	1.46 Acres (63,943 SF)
APN	084-0-142-065
Year Built	2000
Parking	39 Car Parking

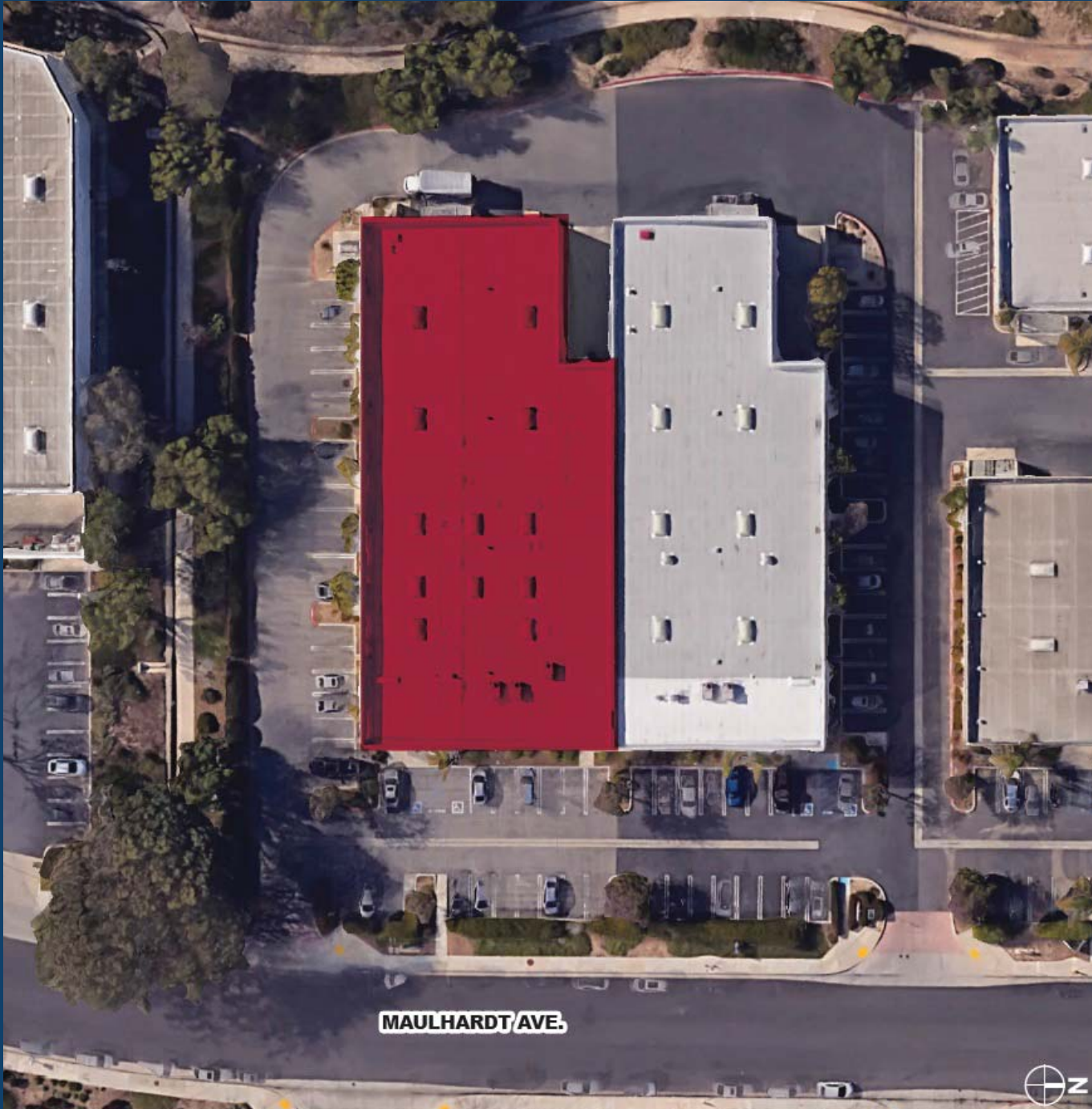
Loading Doors	1 Dock High / 1 Grade Level
Clear Height	20'
Zoning	"ML" Industrial Zone, City of Oxnard
Construction Type	Concrete Tilt-Up
Driveway Access	Drive Around Access
Power	600 Amps 277/480 Volt 3 Phase
Electric Service	Southern California Edison
Water	City of Oxnard
Phone/Data	Frontier Communications / Spectrum

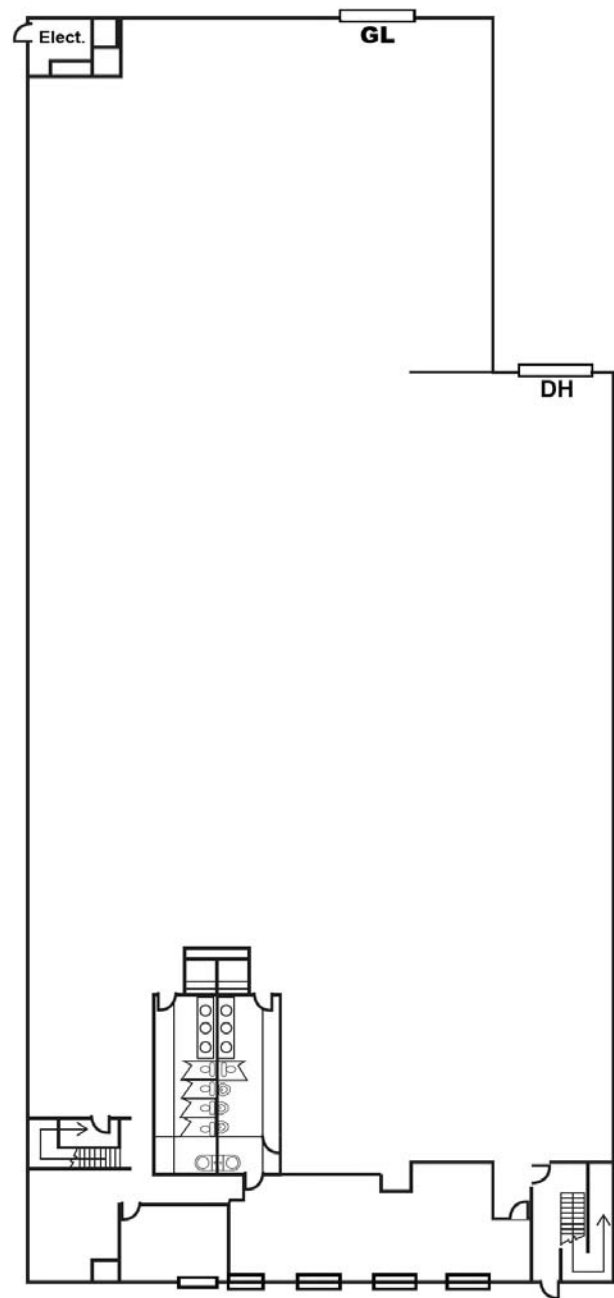




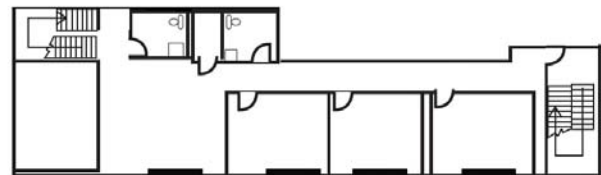


Aerial Site Plan





FIRST FLOOR



SECOND FLOOR

AREA MAP



About IPA Commercial

Commercial Real Estate Specialists

IPA is an independent real estate company that focuses exclusively on commercial property. As brokers, IPA has sold and leased millions of square feet of industrial property since 1976. IPA has been assisting clients in buying, selling, leasing, investing, and developing industrial properties for 50 years.

Our goal is to realize the highest rate of return for our investor clients on their industrial real estate investments. Our clients utilize our investment services for buying and selling properties, acquiring tenants for new or existing properties, and for evaluating and acquiring additional investments.

IPA's experience and market knowledge are essential in assisting our clients to make important investment decisions. We are continually in contact with investment opportunities in vacant or leased buildings, multi-tenant complexes, acreage, improved industrial lots, and industrial parks. In many cases, we can provide the missing ingredient in an investment deal, such as a tenant, or find sale-leaseback opportunities, if a business wishes to sell and then lease back the property. Sometimes we can simply confirm that an available building has investment potential.

Our clients rely on our investment analysis and our diverse experience. We excel at generating opportunities and continuously uncover new investment possibilities. Our track record of successfully packaging, selling and advising on investment transactions in Ventura County and the San Fernando Valley is representative of our superior experience and investment knowledge.



MIKE WAX, SIOR, CCIM

President | DRE Lic.#01228006

Mike Wax has been active in the industrial real estate field for more than 28 years. In 1997 Mike joined his father, a commercial real estate veteran, at his firm Industrial Park Associates. Since then Mike has been involved in all aspects of industrial real estate. His experience ranges from sales and leasing to development and management. Mike is a proud member of the Society of Industrial and Office Realtors (SIOR) and a Certified Commercial Investment Member (CCIM.)

Since 2002 IPA has been based in West Ventura County. Mike specializes on industrial properties in the Ventura County area. IPA's services include advising owners of industrial property on how best to maximize their asset's value. Mike is constantly completing and monitoring transactions taking place in the local market. This allows Mike to provide clients with comprehensive and timely information for evaluating, acquiring, developing and/or leasing industrial properties. Mike's clients are building owners, investors, developers and a variety of warehouse and manufacturing firms.



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