

# INDUSTRIAL FOR LEASE

AVAIL SF: 5,902TOTAL BLDG SF: 35,914ADDRESS 201 BERNOULLI CL, UNIT E, OXNARD CA ZIP 93030

**Quality Industrial / Office Suite**  
**1,824 SF of 2-Story Deluxe Offices**  
**19' Clear Warehouse Area**  
**12' x 14' Ground Level Loading Door**  
**200 Amp 277/480 Volt Power**  
**Mezzanine Includes Restroom & Coffee Bar**

LEASE RENTAL \$ 6,787.30 /mo Gross \$1.15 Net \_\_\_\_\_ Term 5 years  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 11-1-2024 Tax \$ \_\_\_\_\_ Yr \_\_\_\_\_  
Avail SF 5,902 Power A 200 V 277-480 Ø 3 W 4  
Min. SF 5,902 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF 89,734 Truck Hi Pos 0 Dim \_\_\_\_\_  
Const CTU Roof LAM Grd Lev Drs 1 Dim 12' x 14'  
Rail NONE Unfin Ofc Mezz SF None Incl in Avail SF N Restrooms: 2  
Sprinklered Unknown Type Min Clear Height 19 OFFICE DATA Office SF 1,824 # 7  
Pkg 12 Yard No Yr Blt 1999 A/C Y Heat Y Fin Ofc Mezz SF 1,270 Incl in Avail SF Y  
Thomas Bk Pg# 523-A5 Zone ML To Show Occupied - Call Broker Sp. Feat. FLEX,PARK  
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # \_\_\_\_\_  
FIRM IPA Commercial  
FTCF CB250N000S000/AOAA Notes Tenant to verify all information, including square footage, power and other specs.



**(805) 844-1000**

**201 Bernoulli Circle, Unit E, Oxnard**

