

# INDUSTRIAL SUBLEASE

AVAIL SF: 16,485

TOTAL BLDG SF: 41,702



ADDRESS 301 Todd CT, Oxnard CA ZIP 93030

**Sublease Through 6/30/2026**  
**Ideal Storage Facility**  
**28' Clear Height**  
**Dock High and Ground Level Loading**  
**Below Market Rate**

LEASE RENTAL \$ 15,661 /mo Gross 0.95 Net \_\_\_\_\_ Term **Sublease Through 6/30/2026**

SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession I30 Tax \$ TBD Yr \_\_\_\_\_

Avail SF 16,485 Power A 800 V 277-480 Ø 3 W 4

Min. SF 0 Heat NONE Cooling NONE PWR Notes VERIFY

Land SF POL Truck Hi Pos 1 Dim \_\_\_\_\_

Const \_\_\_\_\_ Roof NONE Grd Lev Drs 1 Dim \_\_\_\_\_

Rail NONE Unfin Ofc Mezz SF \_\_\_\_\_ Incl in Avail SF N Restrooms: 2

Sprinklered YES Min Clear Height 28 OFFICE DATA Office SF \_\_\_\_\_ # TBD

Pkg 10 Yard No Yr Blt 2000 A/C N Heat N Fin Ofc Mezz SF \_\_\_\_\_ Incl in Avail SF N

Thomas Bk Pg# 0- Zone \_\_\_\_\_ To Show Call Broker Sp. Feat. \_\_\_\_\_

AGENT Mike Wax, SIOR - (805) 844-7445 Region VEN Listing # \_\_\_\_\_

FIRM **IPA Commercial**

FTCF \_\_\_\_\_ Notes Sublessee to verify all information herein.



**(805) 844-1000**

