

INDUSTRIAL FOR LEASE

AVAIL SF: 6,568

TOTAL BLDG SF: 20,688



ADDRESS 4450 DUPONT CT UNIT B, VENTURA CA ZIP 93003

Prime Industrial Space in Ventura
20' Clear Height & 12 x 13 Loading Door
Minimal Office Space & No CAM Fees
Great Location by Telephone Rd & 101 Freeway

LEASE RENTAL \$ 8,210 /mo Gross 1.25 Net _____ Term 3-5 YRS W/ANNUAL COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 12-1-2025 Tax \$ _____ Yr 2023-2024
Avail SF 6,568 Power A 200 V 277-480 Ø 3 W 4
Min. SF 6,568 Heat SPACE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 2 Dim 12 X 13
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 560 # 2
Pkg 13 Yard No Yr Blt 1990 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 492-A5 Zone MPD To Show Call Broker - OCCUPIED Sp. Feat. YARD
AGENT Mike Wax, SIOR - (805) 844-7445 Region VEN Listing # _____
IPA Commercial
FTCF _____ Note: _____



(805) 844-1000