

Ventura County Contractors Storage Yard

815 Mission Rock Rd, Santa Paula, CA, 93060

A Rare M-3 Zoned Industrial Land
Opportunity

Offering Summary

RE/MAX Commercial is pleased to present this exclusive opportunity to acquire a 6.88-acre parcel of M-3 zoned industrial land at 815 Mission Rock Road in Santa Paula, California. This exceptionally rare offering provides a versatile and strategic location for a contractors storage yard, truck yard, or material storage facility. The site, a former water treatment plant, has been environmentally cleared and is ready for immediate use. The property features a mix of concrete and graveled areas, offering flexibility for various heavy industrial applications.

Positioned within the Mission Rock Road Owners Association, the property benefits from a synergistic environment alongside established industrial operators such as Granite Construction and Pavement Coatings. The process for subdivision has been initiated, presenting additional upside potential for an investor or owner-user to partition the lot. This is a unique opportunity to secure a significant and highly-functional industrial parcel in the supply-constrained Ventura County market.

Price	\$10,500,000
Lot Size	6.88 AC
Price / AC	\$1,526,163
Zoning	M-3 (Heavy Industrial)
Proposed Use	Contractors Yard, Truck Yard, Storage
Sale Type	Owner User / 1031 Exchange

Owner financing may be considered. Please submit all offers for review.

INVESTMENT HIGHLIGHTS



RARE M-3 HEAVY INDUSTRIAL ZONING

Extremely scarce M-3 zoning in Ventura County, permitting a wide range of heavy-duty uses including contractor yards, truck terminals, and material storage.



SHOVEL-READY SITE

The property has received environmental clearance and is ready for immediate occupation and development, saving significant time and entitlement costs.



SUBDIVISION POTENTIAL

The process to subdivide the 6.88-acre parcel has been initiated, offering a clear path to value creation by selling or leasing smaller, individual lots.



STRATEGIC INDUSTRIAL LOCATION

Located in an established industrial park with excellent neighbors, providing a secure and professional environment for operations.



FLEXIBLE SALE CONDITIONS

The property is suitable for an owner-user, a 1031 Exchange investor, and the seller may consider carrying a portion of the financing (OWC).

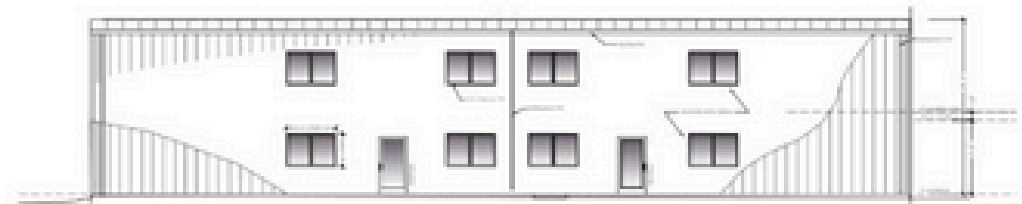
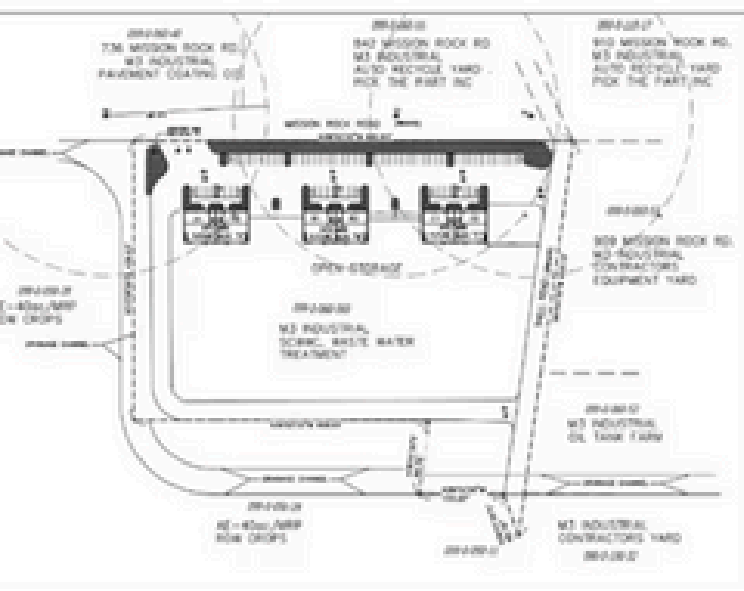
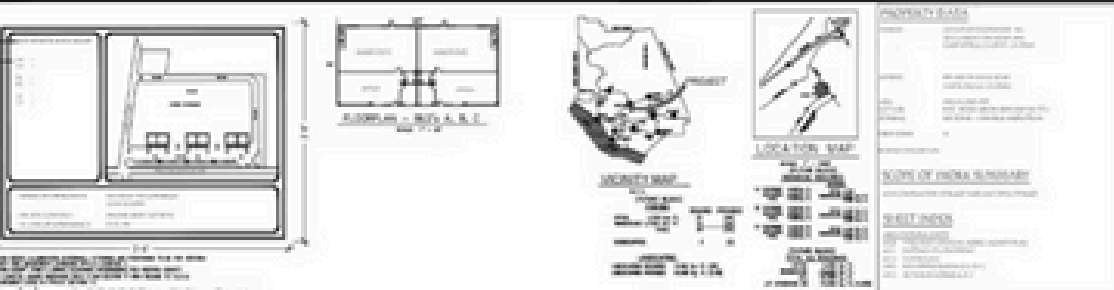


01 PROPERTY OVERVIEW

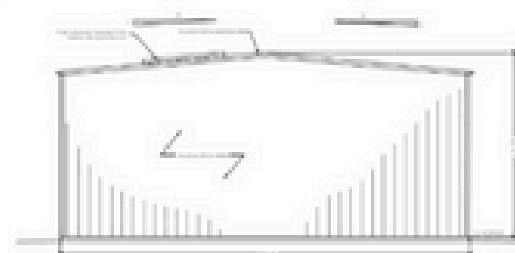


The subject property at 815 Mission Rock Road is a premier industrial land site offering unparalleled utility for contractors and logistics operators. The expansive 6.88-acre lot provides ample space for heavy equipment storage, vehicle parking, and material stockpiling. Its flat topography, combined with partially paved and graveled surfaces, ensures the site can be configured to meet a wide variety of operational needs with minimal initial investment.

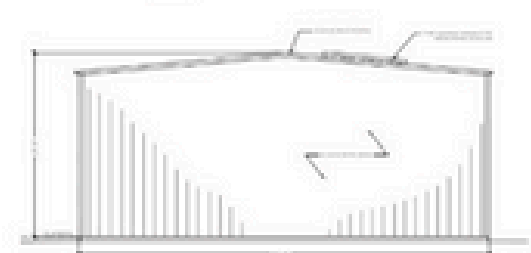
815 Mission Rock Road May 2023



EAST ELEVATION (FRONT)



SOUTH ELEVATION



NORTH ELEVATION



02 LOCATION OVERVIEW





Santa Paula Market Overview

Santa Paula is a dynamic city nestled in the fertile Santa Clara River Valley, known for its rich agricultural history and growing industrial base. Its strategic location within Ventura County provides excellent access to major transportation corridors, including Highway 126, connecting to the I-5 and US-101 freeways. This logistical advantage makes it an ideal hub for businesses serving the greater Southern California region. The local economy is supported by a mix of agriculture, manufacturing, and industrial services, fostering a stable and business-friendly environment. The limited availability of M-3 zoned land in the area makes 815 Mission Rock Road an especially valuable asset for industrial users seeking to establish or expand their presence in this thriving market.

CITY OF SANTA PAULA

The City of Santa Paula offers a unique blend of small-town charm and economic opportunity. Its historic downtown, vibrant arts scene, and scenic surroundings make it an attractive place for businesses and their employees.

Welcome to **SANTA PAULA**



Confidentiality & Disclaimer

This Offering Memorandum is a confidential document intended solely for the limited use of the recipient in considering the potential acquisition of 815 Mission Rock Rd, Santa Paula, CA (the 'Property'). It contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by RE/MAX Commercial primarily from information supplied by the Owner. This Memorandum is not a representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied upon as, a promise or representation as to the future performance of the Property.

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Please do not go on the property without being accompanied by the listing broker, Lowell Easley.

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CONTACTS



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Broker

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