

INDUSTRIAL FOR LEASE

AVAIL SF: 14,057

TOTAL BLDG SF: 14,057



ADDRESS 111 S RICE AV, OXNARD CA ZIP 93030

22' Clear Warehouse with Rice Ave. Frontage
High Image Building with 2,400 SF Offices
1 Exterior Dock & 2 Ground Level Doors
800 Amp, 480 Volt Power
Flexible M-1 Zoning

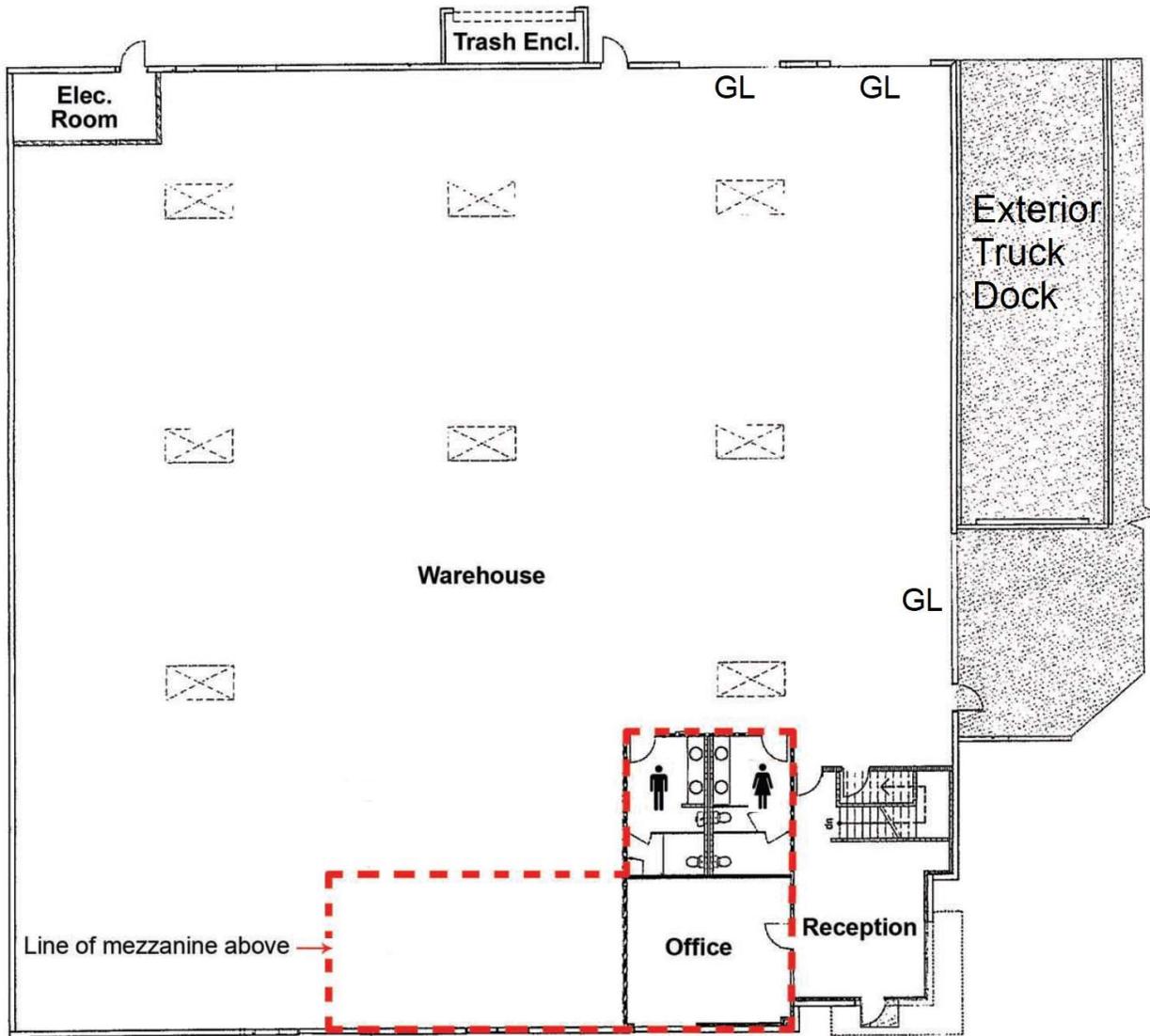
LEASE RENTAL \$ 17,571.25 /mo Gross \$1.25 Net _____ Term 5 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession TBD Tax \$ _____ Yr _____
Avail SF 14,057 Power A 800 V 277-480 Ø 3 W 4
Min. SF 14,057 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 36,934 Truck Hi Pos 1 Dim 16 x 14
Const CTU Roof VERIFY Grd Lev Drs 2 Dim 12 x 14
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: _____
Sprinklered Unknown Type Min Clear Height 22 OFFICE DATA Office SF 2,404 # 6
Pkg 28 Yard No Yr Blt 2005 A/C Y Heat Y Fin Ofc Mezz SF 1,164 Incl in Avail SF Y
Thomas Bk Pg# 523-B5 Zone M1 To Show Call Broker - Occupied
AGENT Michael Wax, SIOR (805) 844-7445 FIRM IPA Commercial

Notes Subject to termination of existing lease. Conventional industrial uses only.

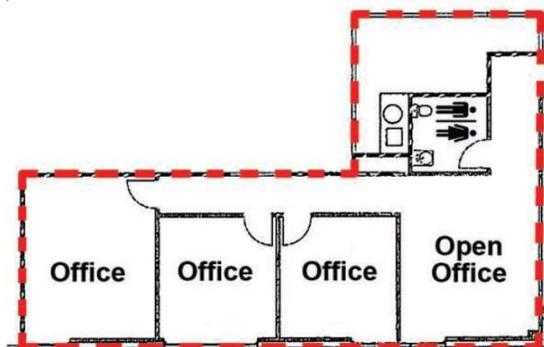


(805) 844-1000

111 S. Rice Ave., Oxnard - 14,057 SF



Ground Level Floor Plan



Mezzanine Floor Plan