



# 1780 E LEMONWOOD DR

*14,524 SF Freestanding Industrial Building  
With +33K SF Fenced Yard*

SANTA PAULA, CA 93060

Lease Before  
July 1, 2026

*2 MO FREE*

WITH 3-YEAR LEASE

*3 MO FREE*

WITH 5-YEAR LEASE

*\$16,000*

LEASE RATE  
(SF/MO NNN)

*14,524 SF*

TOTAL BUILDING SIZE

*1.6 AC*

TOTAL PARCEL SIZE



## PROPERTY OVERVIEW

BUILDING SIZE	14,524 SF Total
WAREHOUSE	6,960 SF
1ST FLOOR OFFICE	3,782 SF
2ND FLOOR OFFICE	3,782 SF
LOT SIZE	1.6 AC
YEAR BUILT	1992
ZONING	I - Industrial (City of Santa Paula)
PARKING	24 (1.28/1,000 SF)
LOADING DOORS	4 Grade (12' x 14')
CLEAR HEIGHT	18.5'
POWER	1200 AMPS 480/277V (Tenant to verify)
SPRINKLERS	Yes

### PROPERTY HIGHLIGHTS

Highly Flexible Office Space

14 Miles to HWY 101 & 28 Miles to I-5

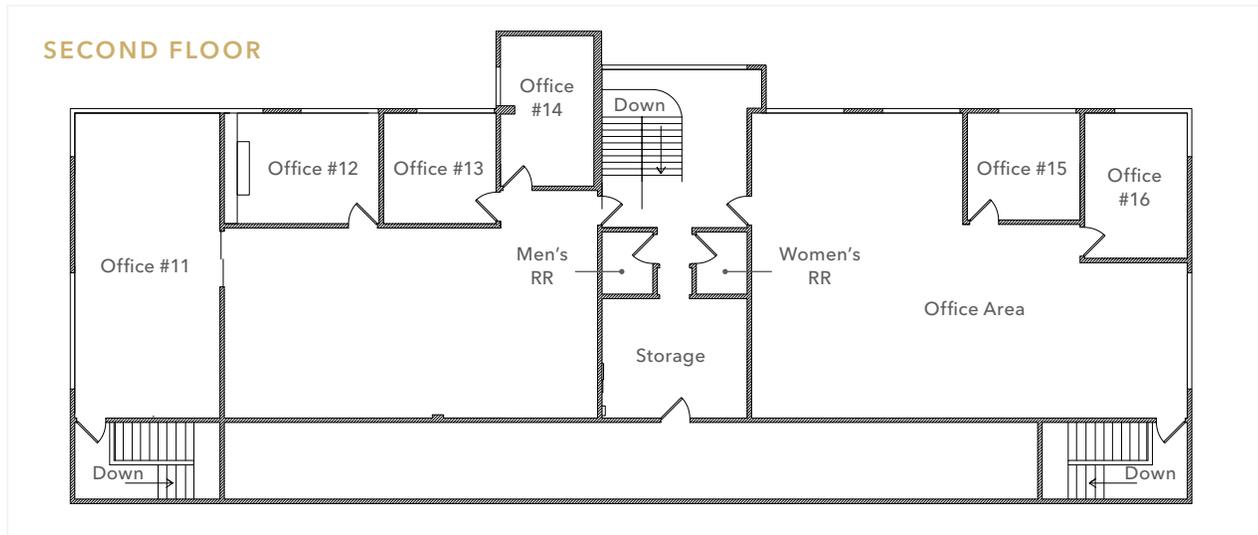
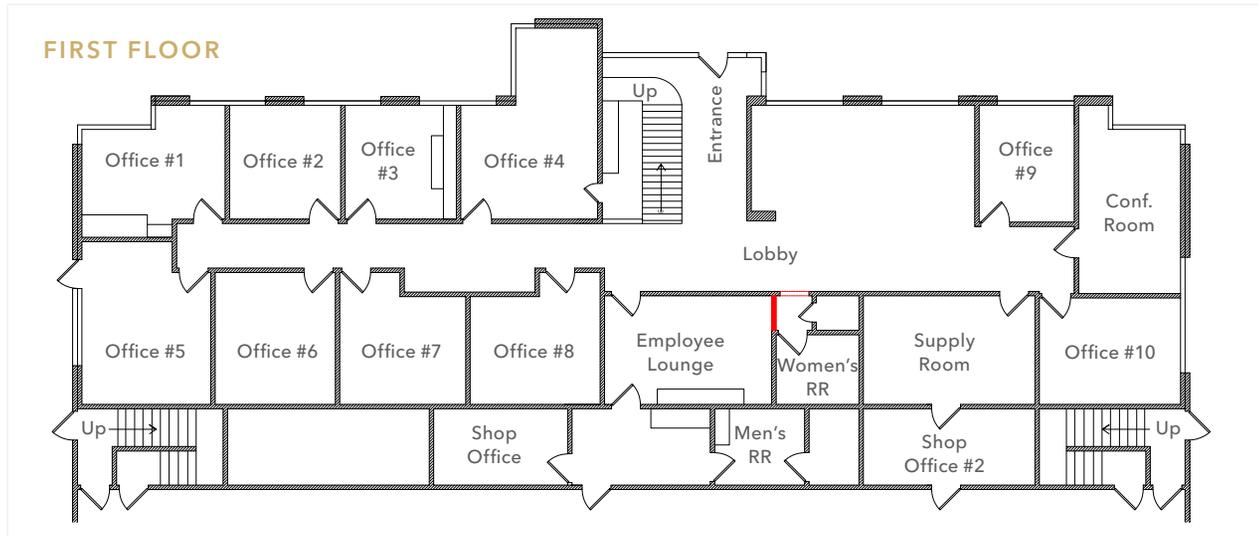
Newer Roof Replacement (8 Years Old)

Full Drive-Around Access

Excess Yard Space

Vehicle Wash Rack W/ Clarifier

# FIRST & SECOND FLOOR PLAN



*14,524 SF*

TOTAL SF

*1.6 AC*

PARCEL

*6,960 SF*

WAREHOUSE

*7,564 SF*

OFFICE

*\$16,000 (\$1.10)*

LEASE RATE/MO (SF/MO NNN)

*\$2,500 (\$0.17)*

ESTIMATED TRIPLE NETS/MO (PSF/MO)

\*Taxes & Insurance Only

Photo edited for illustrative purposes and may not represent the property's actual condition.





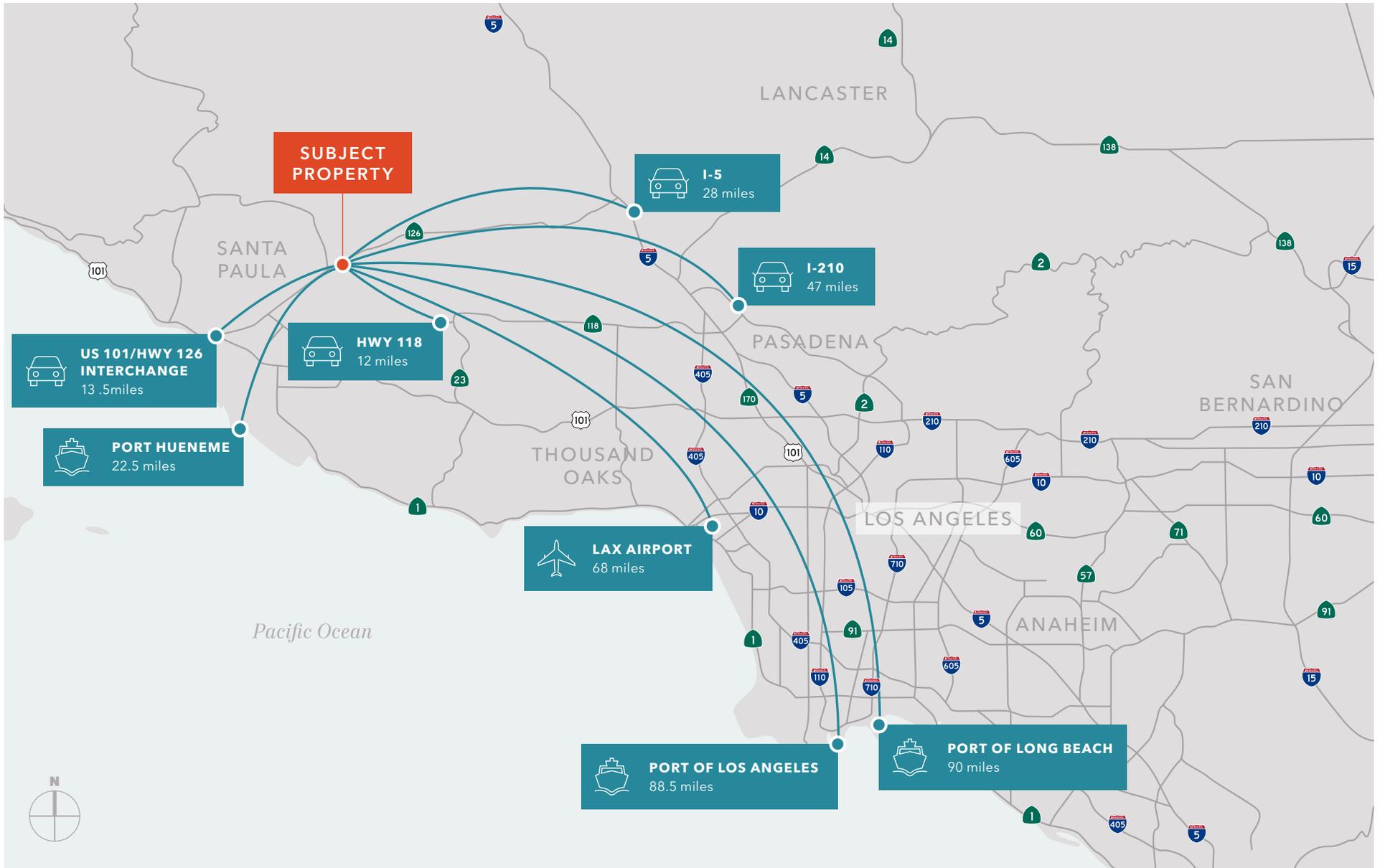








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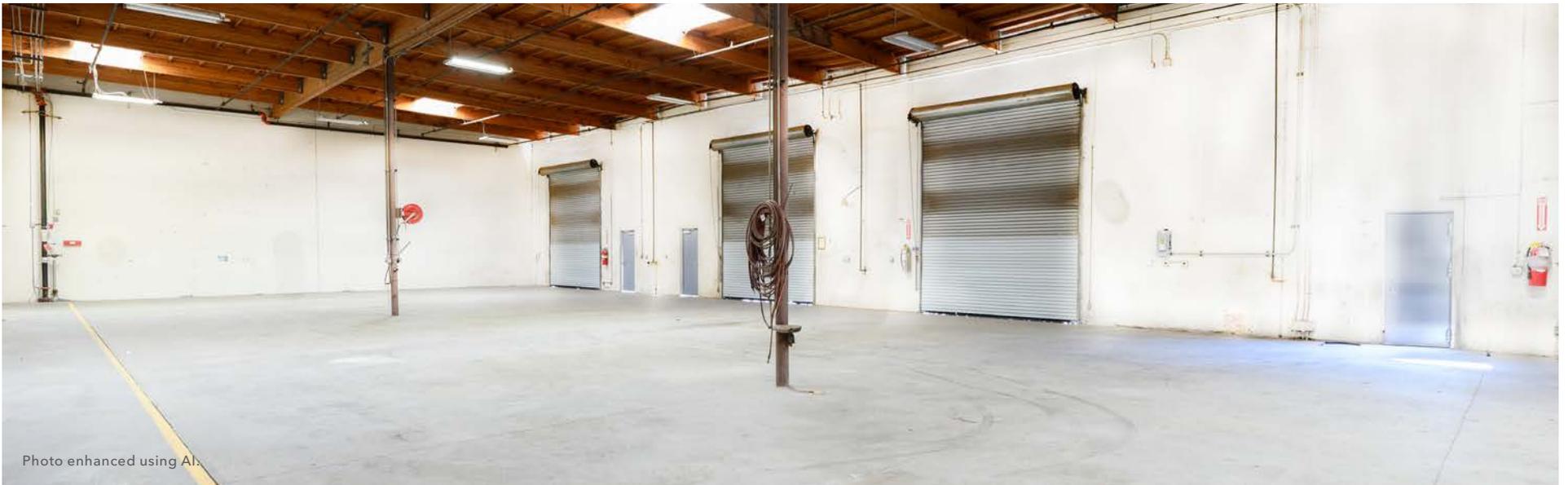


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# *SANTA PAULA'S* INDUSTRIAL MARKET

*Santa Paula, California, located in the heart of Southern California's Santa Clara River Valley, provides a picturesque backdrop to its ideal position and economic potential, only 65 miles from the Greater Los Angeles area.*

The Santa Paula industrial market, situated centrally in Ventura County, California, was initially rooted in agriculture, particularly citrus and avocado farming, and is known as the "Citrus Capital of the World." Today Santa Paula is home to a spectrum of activities, including agricultural processing, aerospace, manufacturing, logistics, and food production. Benefiting from strategic geographic position, new housing, and mild weather the Santa Paula industrial market is poised for continual growth. The portfolio is located in the Lemonwood Industrial Park which is the highest quality business park in in Santa Paula with companies like Abrisa Technologies, Weatherford, Keller, Baker Hughes, Automotive Racing Products, Aurora Casting and Engineering, Crisp Company, Action Scales and Automation. The Lemonwood Industrial Park is directly off HWY 126, and minutes from the new 500-acre "Harvest at Limonera" development of 1,500 residential units currently under construction.

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

# SANTA PAULA COMMUNITY & ECONOMIC DEVELOPMENT

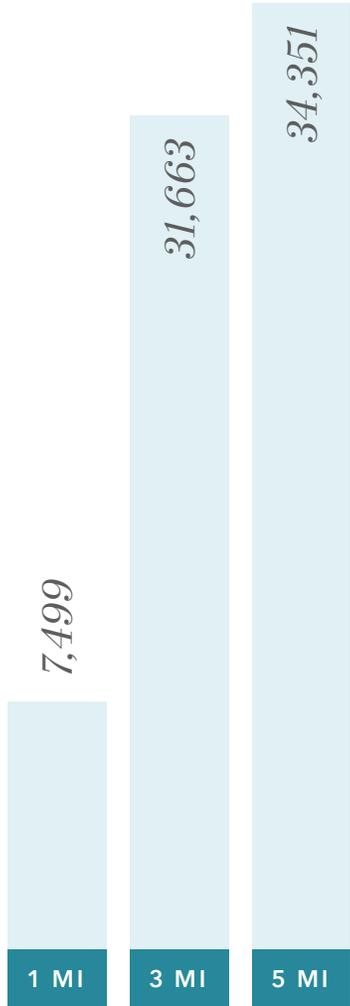


Property Name	Description
<b>01 18300 TELEGRAPH RD</b>	Proposed 2-story, 71,000 SF Medical Pavilion and two future pads that will include an outpatient surgery center. Site acres (approx.): 25.28
<b>02 HARVEST AT LIMONEIRA</b> 1898 Harvest Loop	Harvest at Limoneira 500 acres (approx.) total 2,050 units total. 1,750 single-family units proposed, 300 apartments (150 duplexes) proposed, 225 acres of parks and open space, 36-acre regional sports park, 10,000 SF commercial space
<b>03 18114 E TELEGRAPH RD</b> Santa Paula, CA	Proposed 120,000 SF grocery-anchored shopping center with drive-thru pads and retail uses Acres (approx.): 13.81
<b>04 SANTA PAULA APTS</b> 18004 E Telegraph Rd	Citrus Flats Multifamily Land Development / Affordable Housing New 298-unit apartment complex on existing vacant parcel; 166 affordable units with unique amenities; 132 market-rate units with unique amenities
<b>05 895 FAULKNER RD</b> Santa Paula, CA	Harridge Development Group 225 new townhomes proposed on former Kmart site Acres (approx.): 9.8
<b>06 PEOPLE'S SELF-HELP HOUSING (PSHH)</b> 714 W Harvard Blvd	68 affordable apartments
<b>07 600 TODD LN</b> Santa Paula, CA	Bender Development tilt-up industrial shell building Total site acres: 6.38 (project on front portion of existing site)



# DEMOGRAPHICS

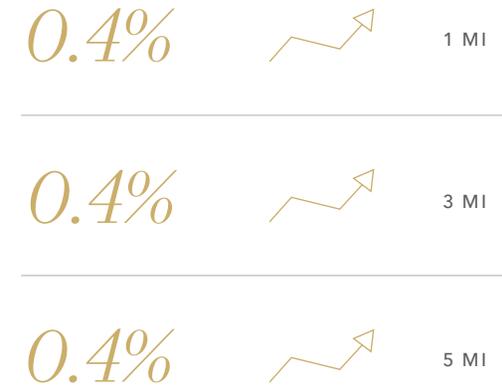
## ESTIMATED POPULATION



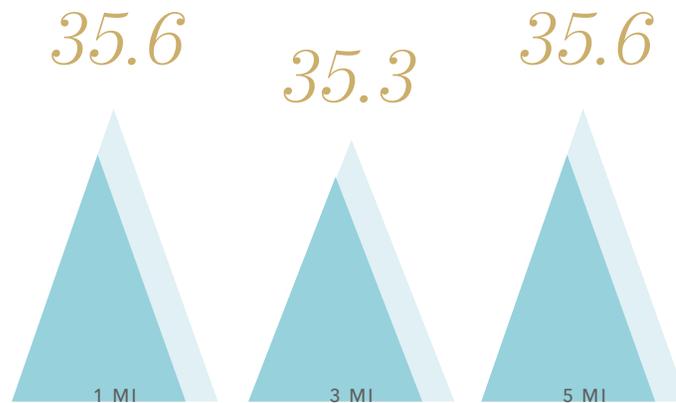
## AVERAGE HOUSEHOLD INCOME



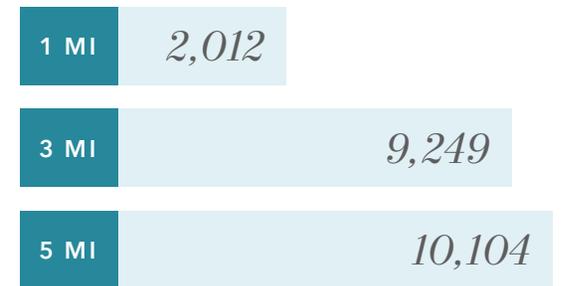
## 2025-2030 POPULATION GROWTH



## MEDIAN AGE



## TOTAL HOUSEHOLDS



Data Source: ©2026 Esri



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*For more information on  
this property, please contact*

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