

FOR LEASE

Warehouse + Office Units Available In Ventura Business Park

Harbor View Business Park

4474 Market Street Bldg 508 | Ventura, CA 93003



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Sandhill Management Inc.

www.sandhillmgmt.com

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PROPERTY HIGHLIGHTS

Serving the greater Ventura and Oxnard metro areas, Harbor View Business Park ranks among the region's premier office and industrial developments. Strategically situated at the highly visible corner of Telephone Road and Market Street, the site boasts award-winning design, blending picturesque waterscape offices with versatile showroom, office, and light industrial units. Meticulously crafted, the development features lush landscaping, impeccably maintained facilities, and superb accessibility, with convenient access to the nearby 101 and 126 freeways. Elegant office space and functional industrial facilities offers the ideal setting for a range of uses in one of Ventura County's most desirable locales.



High Visibility Location at the Active Corner of Telephone Road + Market Street



Award-Winning Design With Unique Details + Impeccable Amenities, Including Individual Signage, Waterscape Offices + Onsite Restaurant



Ample Onsite Parking in Sprawling Lots Surrounding the Various Buildings



Ideally Positioned to Serve the Greater Ventura + Oxnard Metro Areas



Convenient Access to the Nearby 101 + 126 Freeways



Comprehensive Sprinkler System, 12' x 14' Loading Doors, 3-Phase Power, and Energy Efficient Lighting and Cooling Systems



Rate: Ranging From \$1.40 - \$1.70 PSF + CAM Fees PSF



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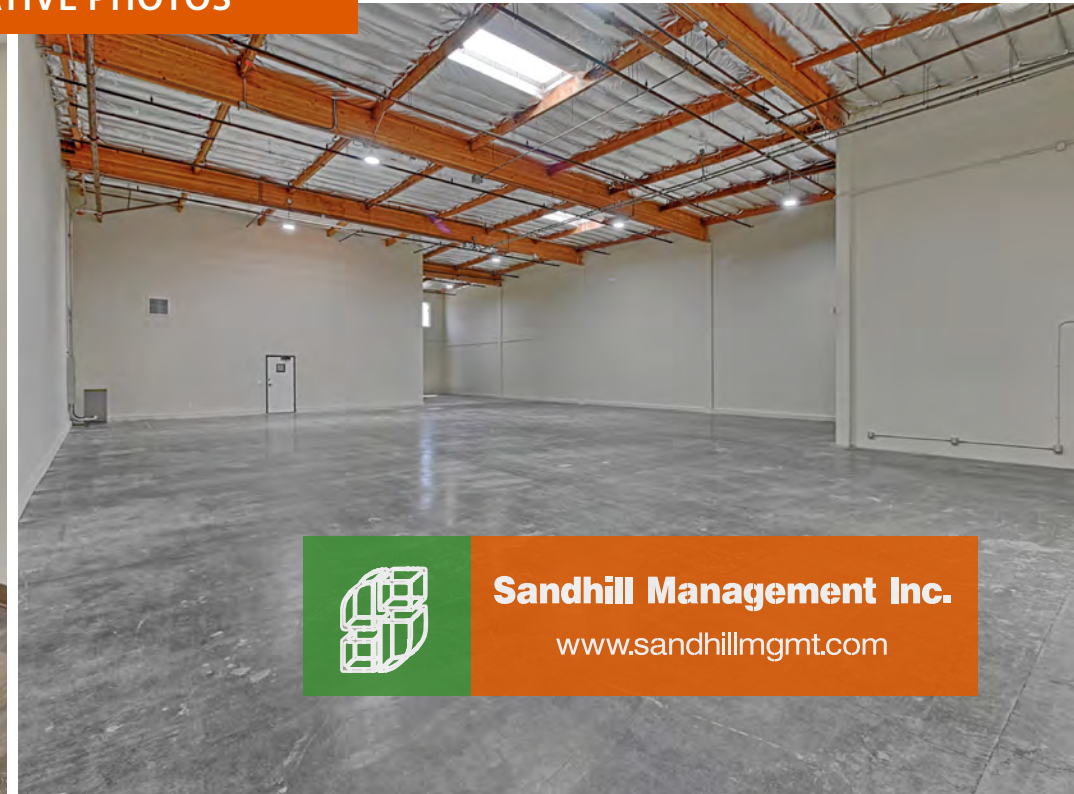
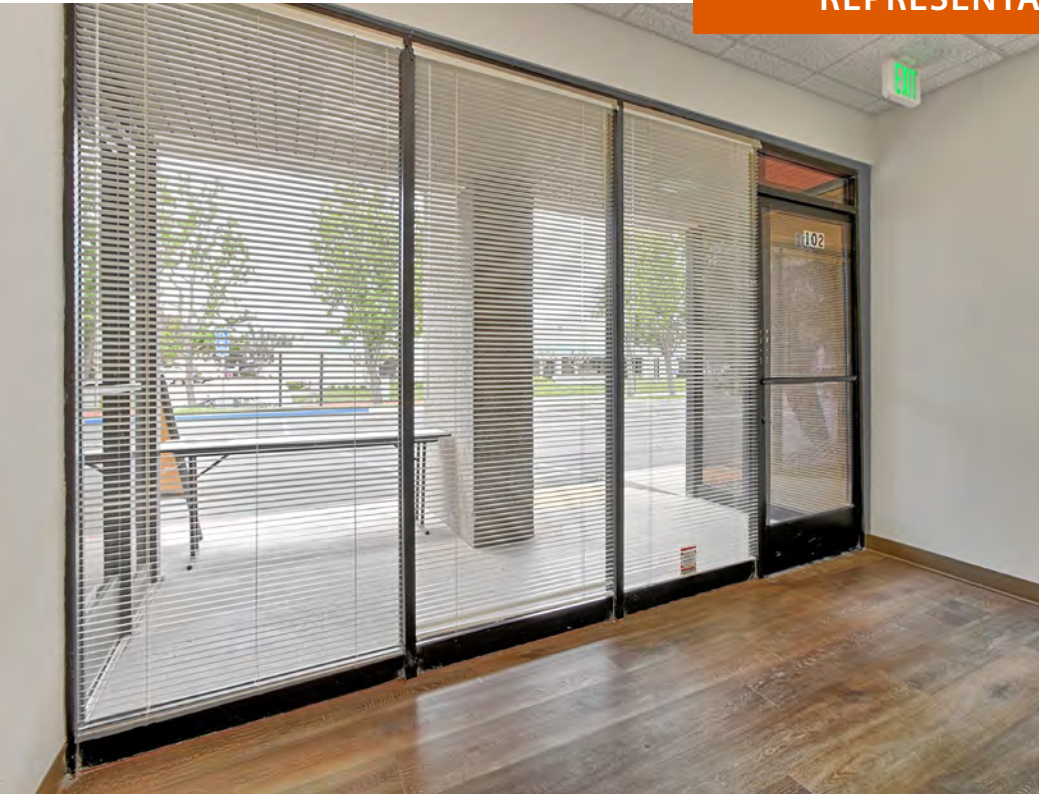


4474 MARKET ST, BLDG 508 | VENTURA, CA 93003

4483 MCGRATH STREET STE 101

- » ±6,180 SF warehouse + offices
- » Bullpen area
- » 2 private offices
- » 2 private bathrooms
- » Utility room
- » \$1.25 psf + CAM fees

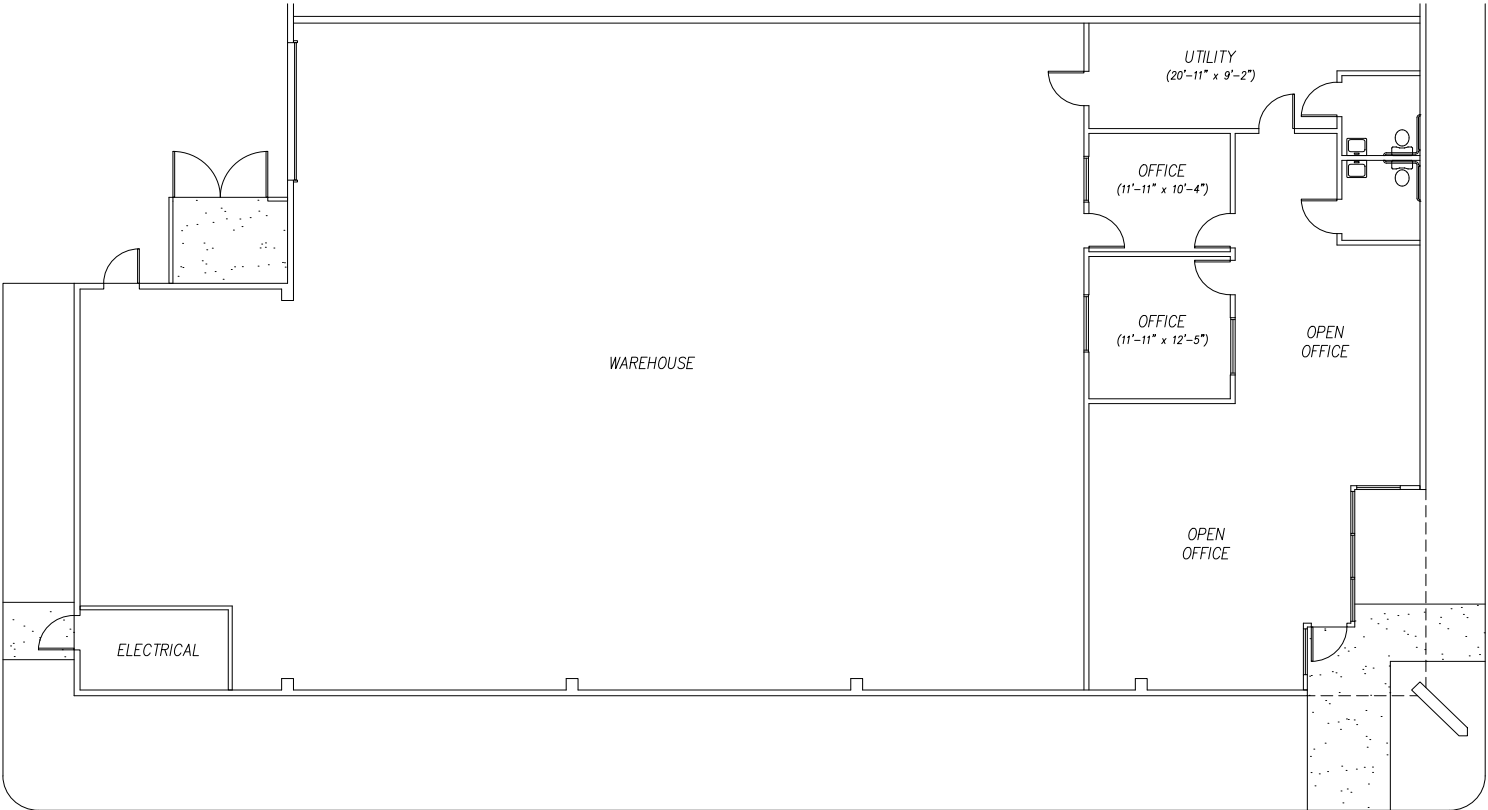
REPRESENTATIVE PHOTOS



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UNIT 101 FLOOR PLAN





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4483 MCGRATH STREET STE 102

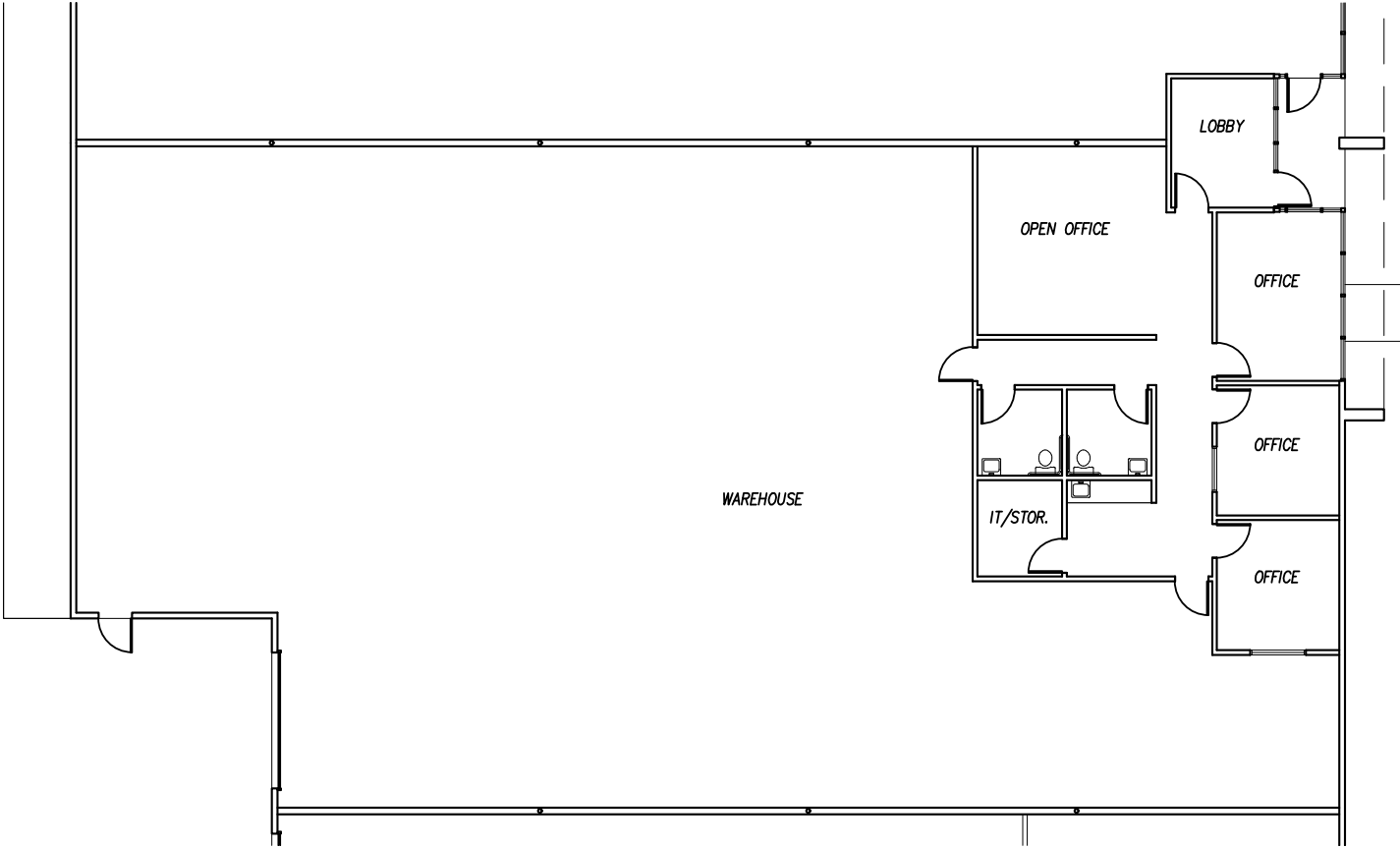
- » ±6,600 SF warehouse + offices
- » Reception + bullpen area
- » 3 private offices
- » 2 private bathrooms
- » Storage room
- » \$1.25 psf + CAM



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UNIT 102 FLOOR PLAN





4474 MARKET ST, BLDG 508 | VENTURA, CA 93003

1765 GOODYEAR AVE STE 201-202

- » ±1,446 SF 2-story waterscape office suite
- » 3 private offices
- » Reception + bullpen area
- » Conference room
- » 2 private bathrooms
- » Operable windows + cathedral ceilings
- » \$1.75 psf

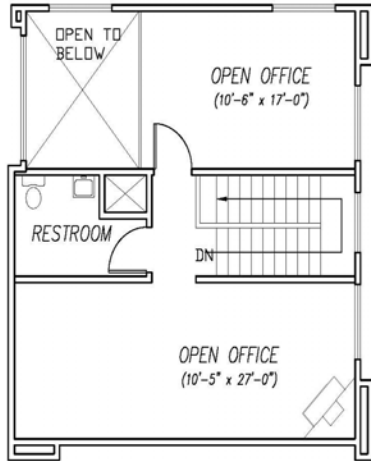


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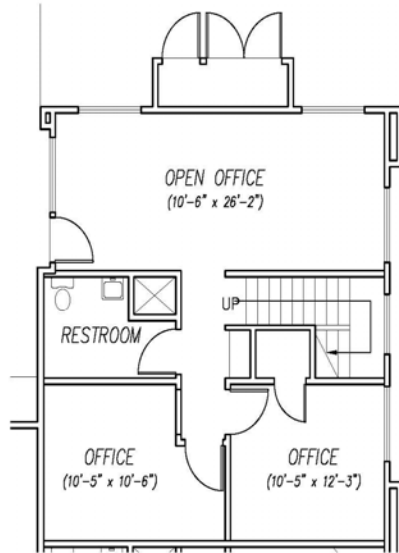
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UNIT 201-202 FLOOR PLAN

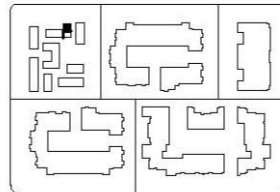
2ND FLOOR



1ST FLOOR



KEY PLAN





4474 MARKET ST, BLDG 508 | VENTURA, CA 93003

1891 GOODYEAR AVE STE 604

- » ±2,050 SF ground floor office suite
- » ±1,525 SF warehouse space
- » 3 private offices
- » Private bathroom
- » \$1.50 psf

REPRESENTATIVE PHOTOS



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4474 MARKET ST, BLDG 508 | VENTURA, CA 93003

1937 GOODYEAR AVE STE 707

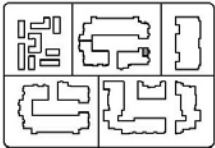
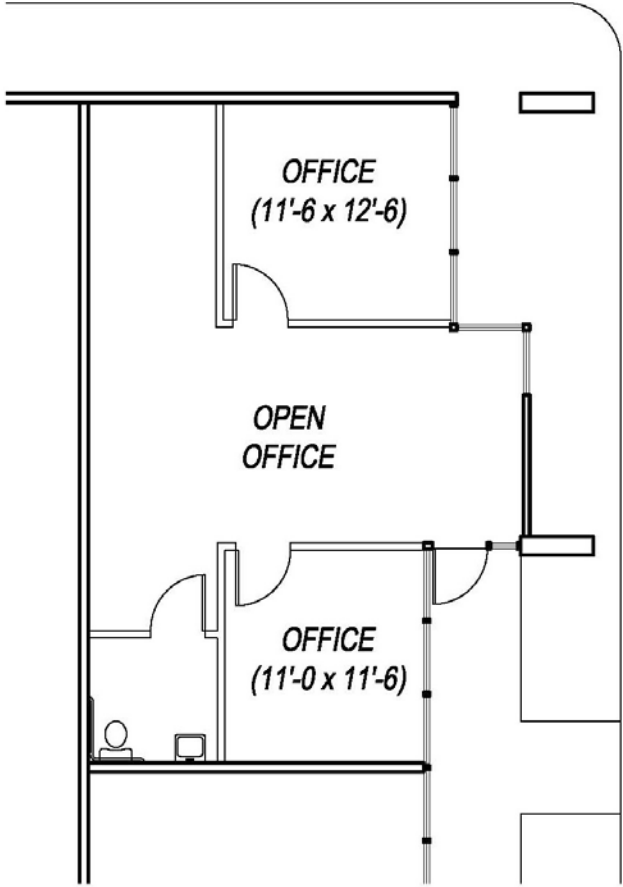
- » ±888 SF ground floor office suite
- » Reception area
- » Bullpen
- » 2 private offices
- » File/copy area
- » \$1.50 psf



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UNIT 707 FLOOR PLAN



KEY PLAN





4474 MARKET ST, BLDG 508 | VENTURA, CA 93003

1891 GOODYEAR AVE STE 612

- » ±2,050 SF warehouse
- » Reception + bullpen area
- » 2 private offices
- » 12x14 loading doors
- » \$1.50 psf

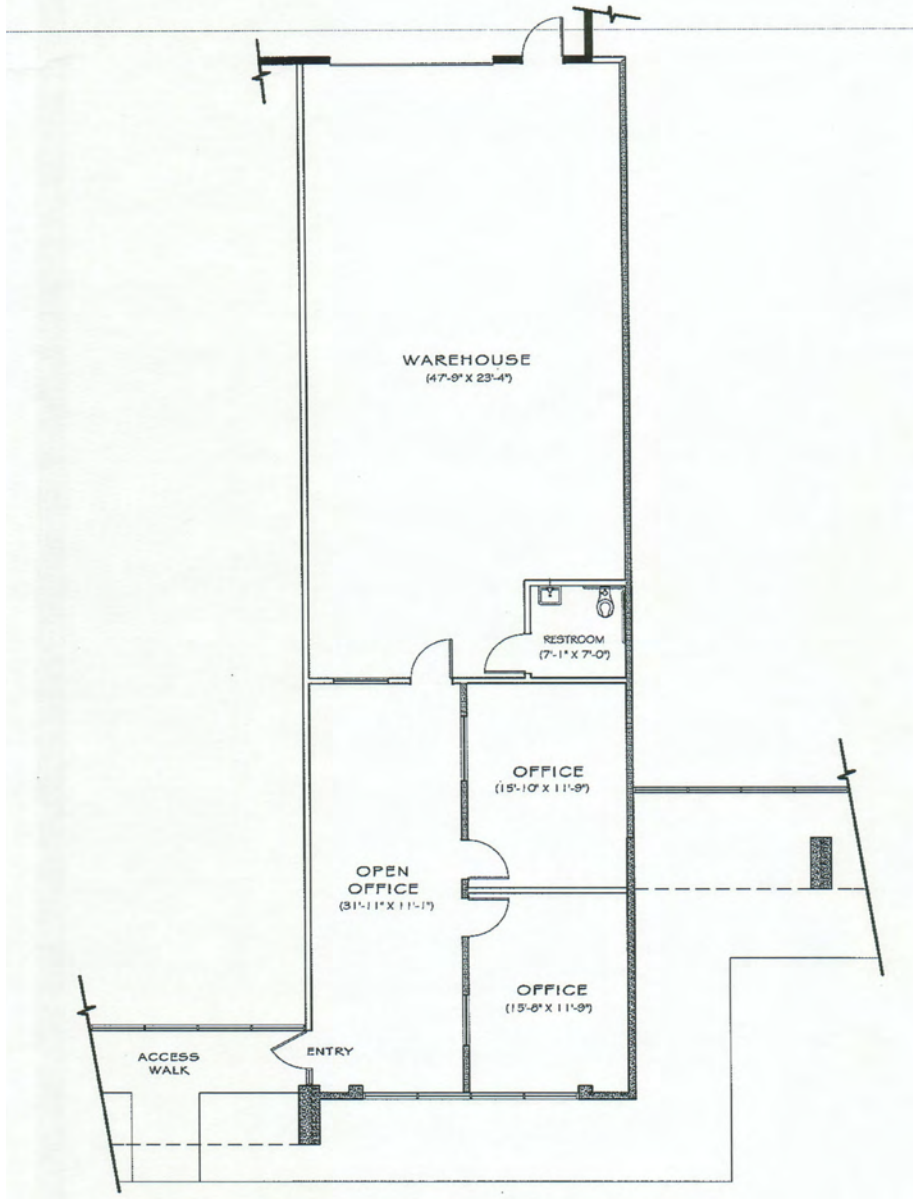
REPRESENTATIVE PHOTOS



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UNIT 612 FLOOR PLAN



4474 MARKET ST, BLDG 508 | VENTURA, CA 93003



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4474 MARKET ST, BLDG 508 | VENTURA, CA 93003

4572 TELEGRAPH RD STE 912

- » ±3,124 SF warehouse
- » Reception
- » 7 private offices
- » Break room
- » 2 private restrooms
- » \$1.50 psf

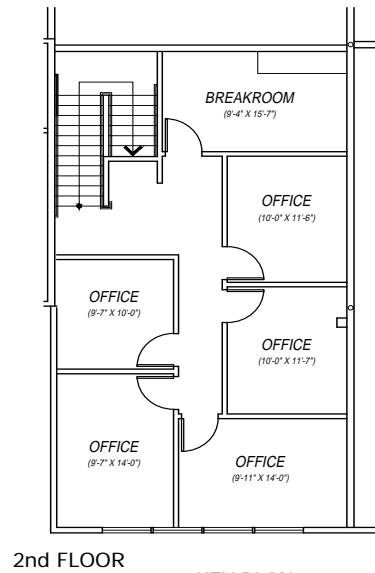
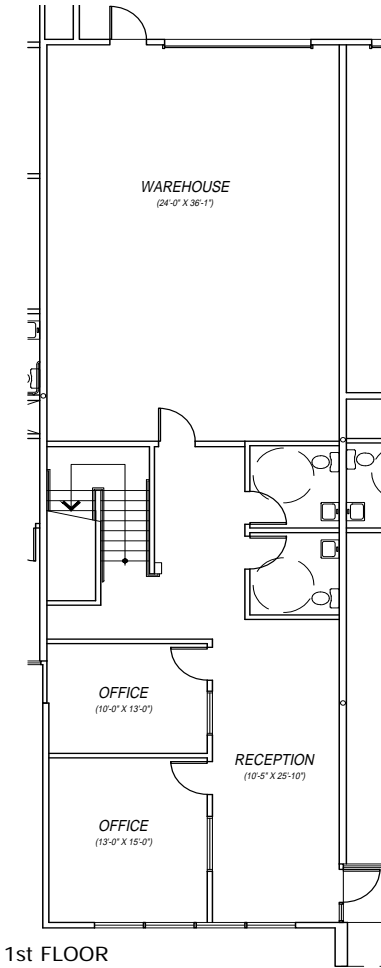
REPRESENTATIVE PHOTOS



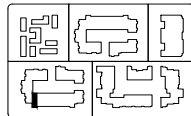
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UNIT 912 FLOOR PLAN



KEY PLAN





SITE OVERVIEW



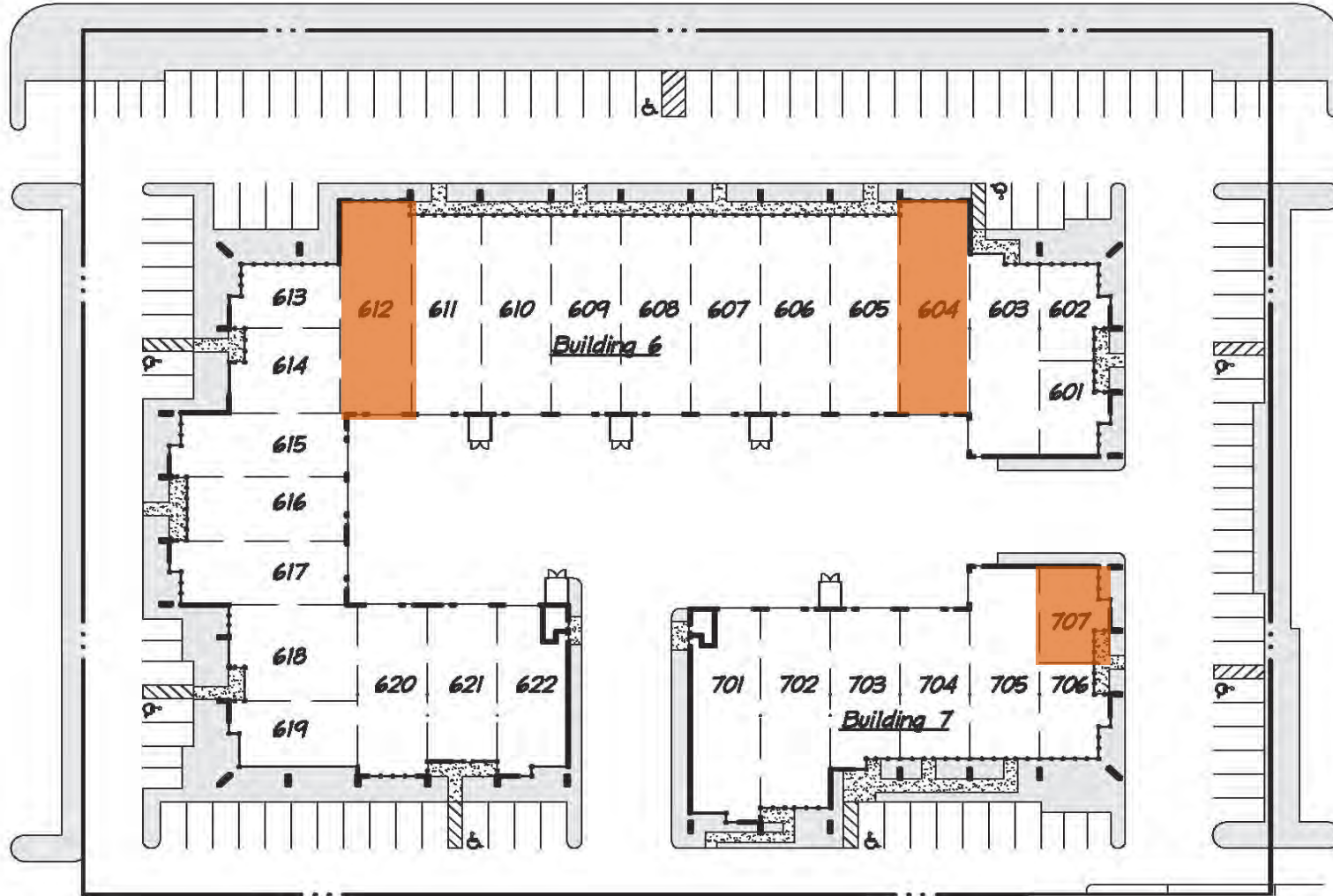
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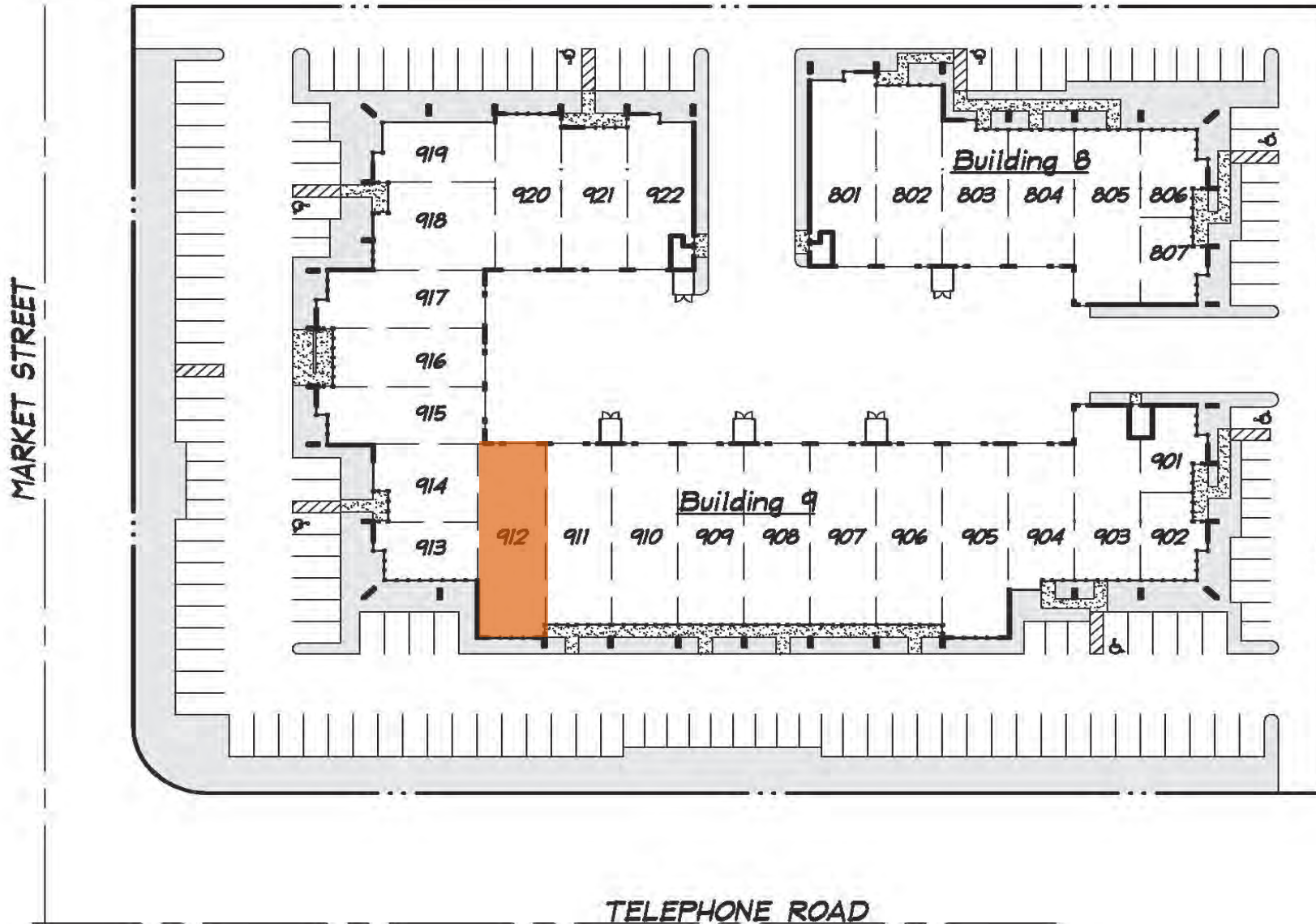
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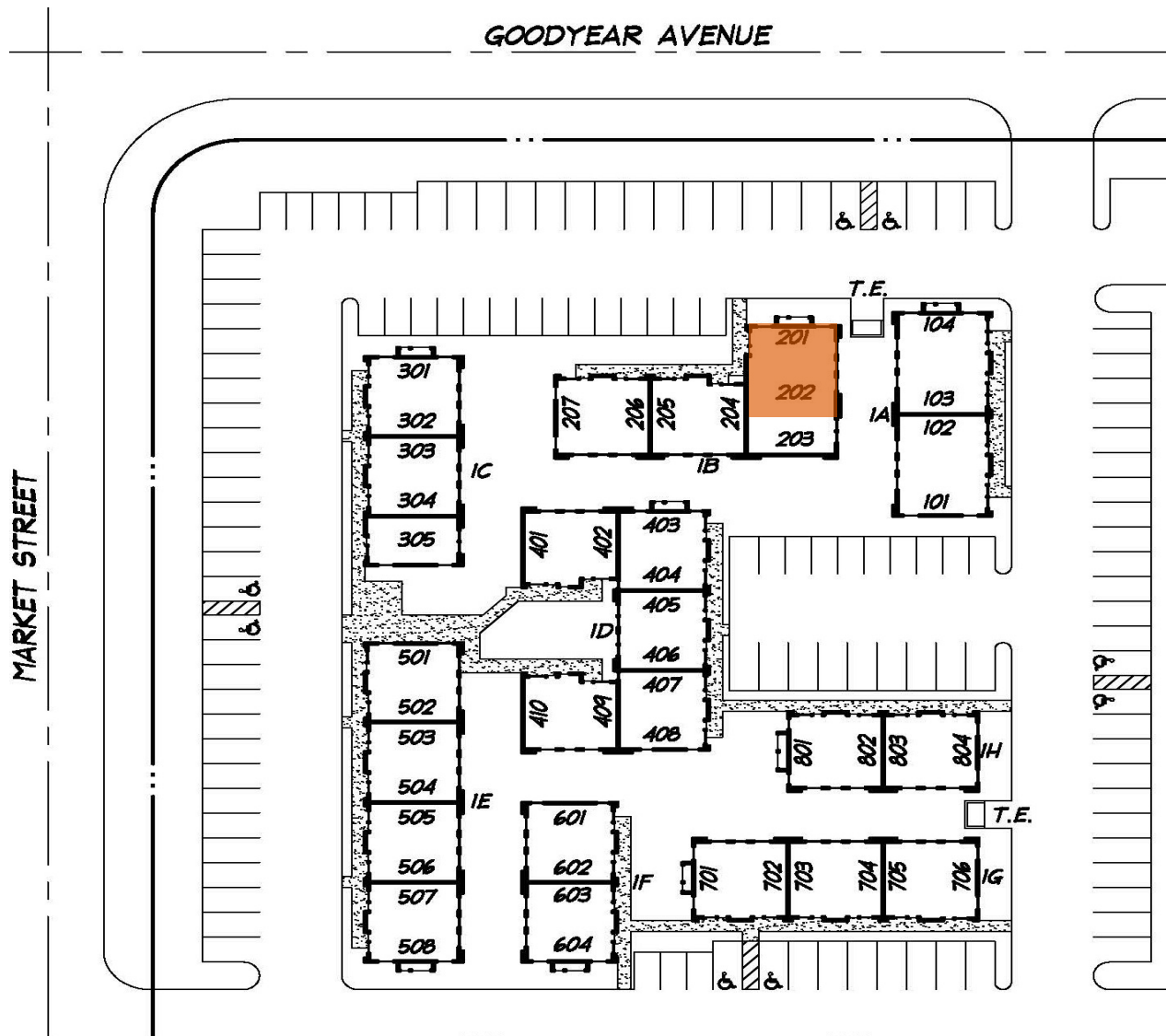
BUILDING 6-7 FLOOR PLAN



BUILDING 8-9 FLOOR PLAN



1765 GOODYEAR FLOOR PLAN



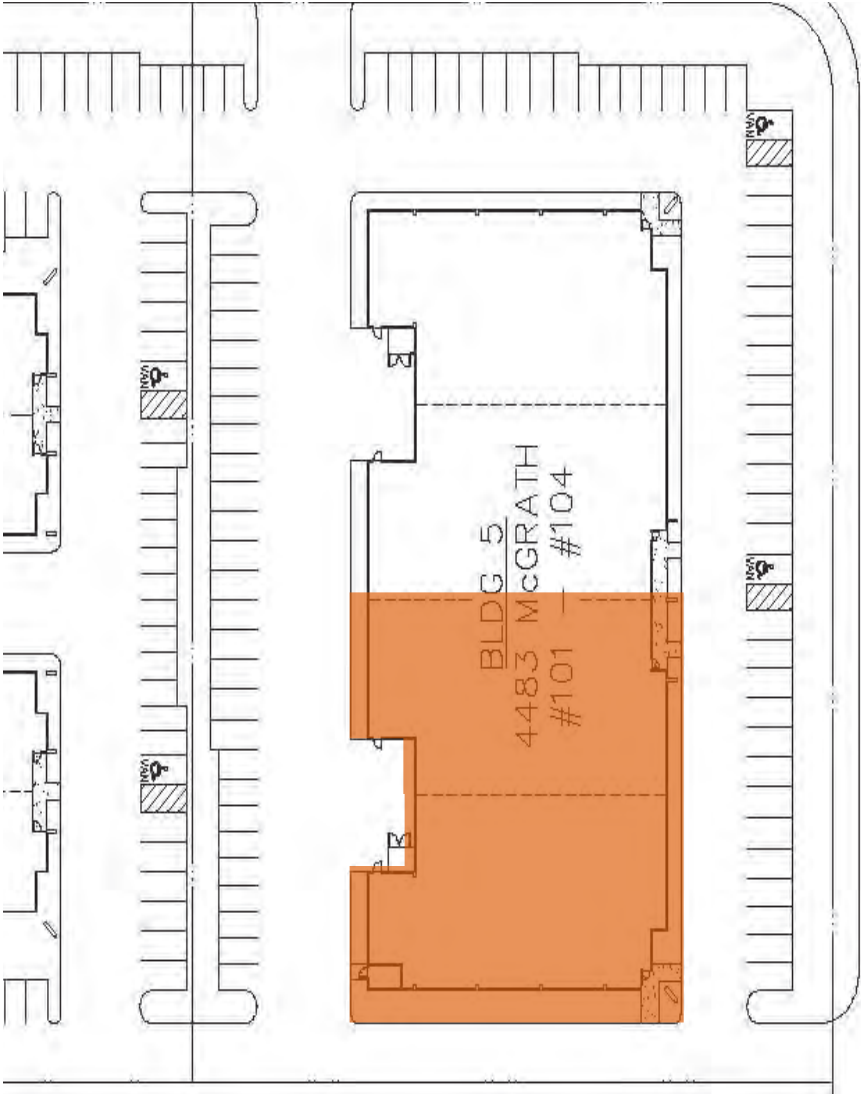
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4483 MCGRATH STREET FLOOR PLAN



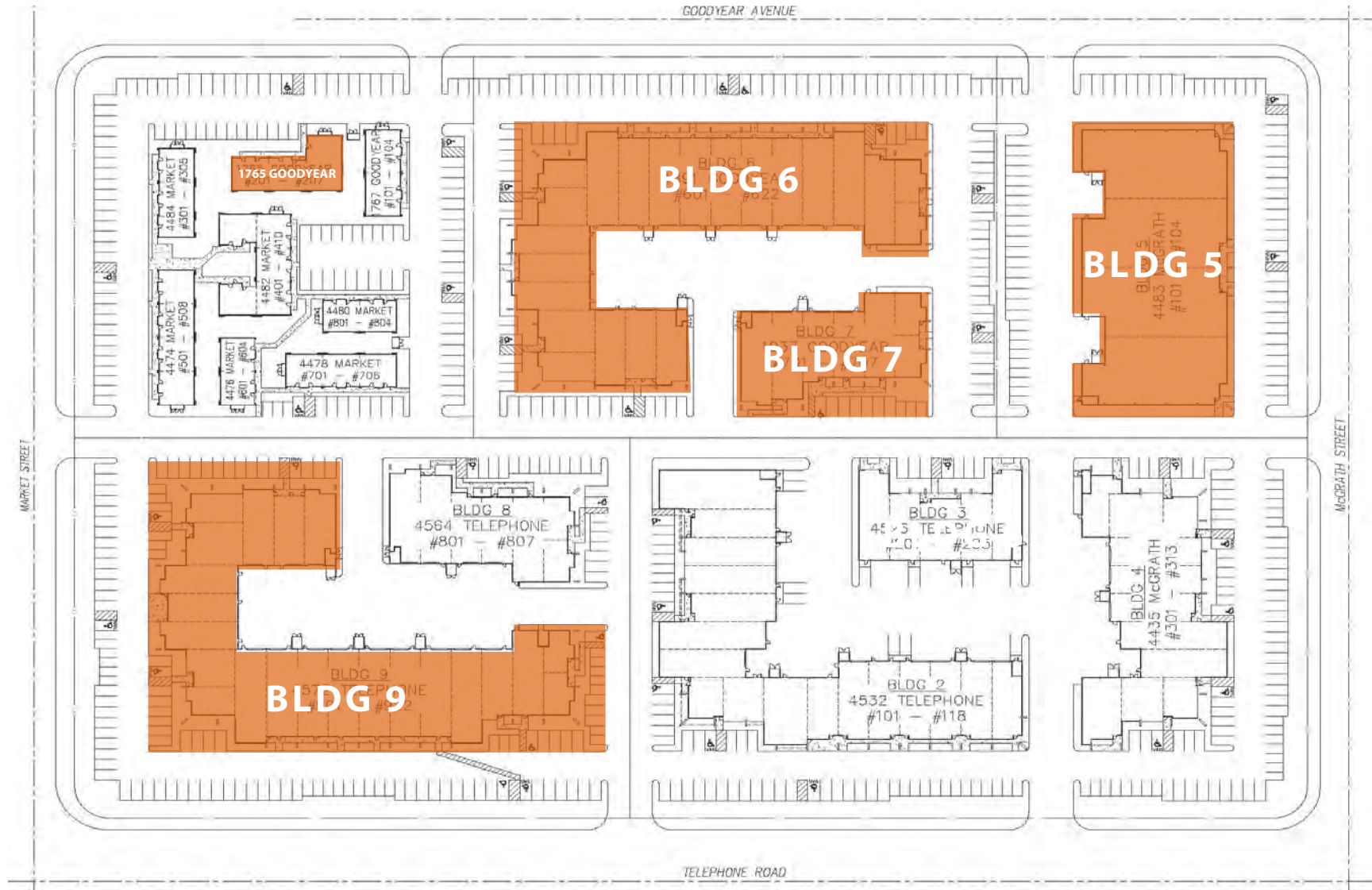
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OFFICE PARK SITE PLAN



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SITE OVERVIEW



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AREA OVERVIEW

Harbor View Business Park

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SUBJECT PROPERTY

PACIFIC VIEW SHOPPING MALL

VENTURA COUNTY GOVERNMENT OFFICES



FEDEX DISTRIBUTION CENTER



VENTURA COLLEGE

BUENAVENTURA GOLF COURSE

VENTURA MARINA WEST

OLIVAS LINKS (GOLF COURSE)

IVY LAWN MEMORIAL PARK

VENTURA YACHT CLUB

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