

INDUSTRIAL

FOR LEASE OR SALE

AVAIL SF: 6,018TOTAL BLDG SF: 6,018ADDRESS 3281 GRANDE VISTA DR, NEWBURY PARK CA ZIP 91320

Grande Vista Business Park Condo For Sale or Lease
Versatile Bldg. Ideal for Warehouse, Mfg., Showroom, R&D
Concrete Tilt-Up Construction with 14' x 14' Loading Door
Beautiful Newbury Park Location w/ Mountain Views
Easy Access to Amenities & 101 Fwy @ Wendy Dr.

LEASE RENTAL \$ 8,726.10 /mo Gross 1.45 Net _____ Term 3-5 Years Annual COLA
SALE PRICE \$ 1,985,940 Price/SF \$ 330.00 Possession 1-1-2026 Tax \$ _____ Yr 2025-2026
Avail SF 6,018 Power A 400 V 120-208 Ø 3 W 4
Min. SF 6,018 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof VERIFY Grd Lev Drs 1 Dim 14' x 14'
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 15 OFFICE DATA Office SF 3,600 # 5
Pkg 12 Yard No Yr Blt 1999 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 525-H7 Zone M1 To Show Call Broker - For Appointment Sp. Feat. _____
AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing # _____
FIRM IPA Commerical
FTCF _____ Notes Occupied. Lease Terms: 3-5 Years Annual COLA. Sale Terms: Acceptable To Owner.
Industrial condo. CAM Fee: 10¢ PSF.



(805) 844-1000

