

# FOR SALE

## INDUSTRIAL CONDOMINIUMS

90% SBA Financing Available\*



## LT BUSINESS CENTER

2360-2364 STURGIS RD.,  
OXNARD, CA 93030

### GRANT FULKERSON, SIOR

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### BRETT SAUNDERS

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### BRYCE KOLB

*Associate*  
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DRE# 02240862

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## MULTIPLE SIZES AVAILABLE

2,160 – 6,888+ Sq. Ft.  
(Adjacent units can be combined)

All units have separate  
building signage space,  
electric meters, HVAC units  
and restrooms.

Warehouse units have grade  
level loading doors and 18'  
clear height.

2364  
STURGIS RD

2362  
STURGIS RD

2360  
STURGIS RD

H G F E D C B A

H G F E D C B A

F E D C B A





## LT BUSINESS PARK OXNARD, CALIFORNIA

Oxnard's blend of strategic access, dynamic market environment, and strong economic foundation makes it a smart choice for industrial real estate investment.

- Proximity to the Port of Hueneme creates optimal conditions for trade-dependent logistics and manufacturing.
- Access to highways and rail provides first class distribution hubs.
- A diversified economy and reinforced workforce position it as a stable regional hub.
- Rising rental rates and market tightness present strong case for purchasing



## SPECIAL BENEFITS AVAILABLE TO OWNERS OF COMMERCIAL CONDOMINIUMS

Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple.

Owners can customize, refinance, rent out, or sell their units at any time.



### **Business owners who occupy their units enjoy many benefits that are not available to tenants, including:**

- Control of their business facilities
- Protection from rent increases
- Favorable financing at low, fixed rates.
- Equity growth by paying down their mortgages, instead of a landlord's
- Potential appreciation in the strong California real estate market
- Valuable tax deductions
- Maintain the quality and value of their property and control their operating costs through their owners' associations and professional property managers.





# 90% Financing

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at LT Business Center through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans funds up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

## FOR INFORMATION ON

SBA financing,  
conventional bank financing, and  
current interest rates, contact:

### **RAFFI SARKISSIAN**

*Regional Director, Horizon Commercial Capital*

**C (818) 355-8973 | (424) 230-2056**

**O (866) 903.7773 | F (818) 475-5033**

**[www.horizonwest-cc.com](http://www.horizonwest-cc.com)**

## **U.S. SMALL BUSINESS ADMINISTRATION**

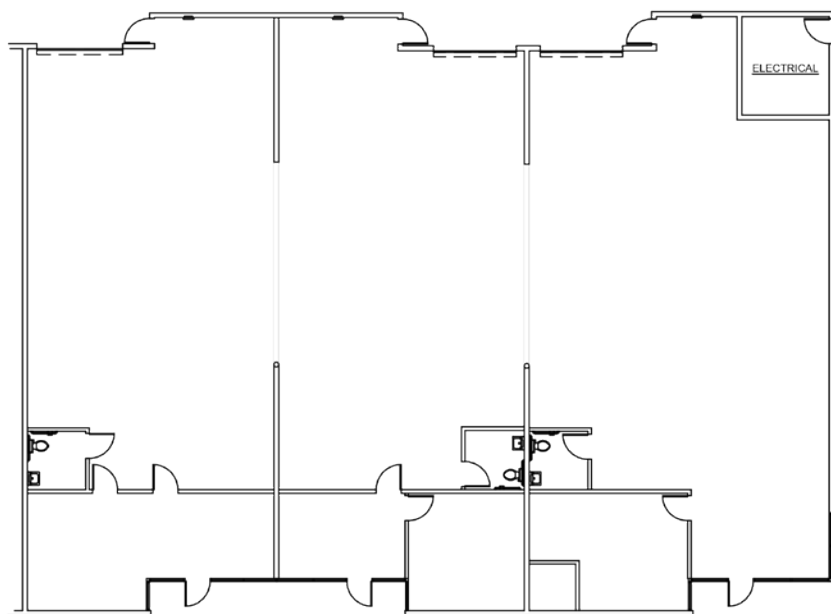
**P (800) 827-5722**

**[www.sba.gov/funding-programs/loans](http://www.sba.gov/funding-programs/loans)**

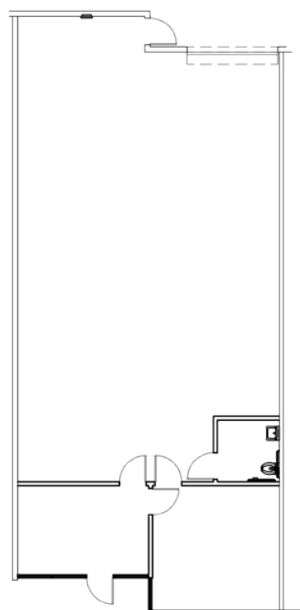
## AVAILABLE UNITS & PRICES

2360 STURGIS ROAD  
OXNARD, CA 93030

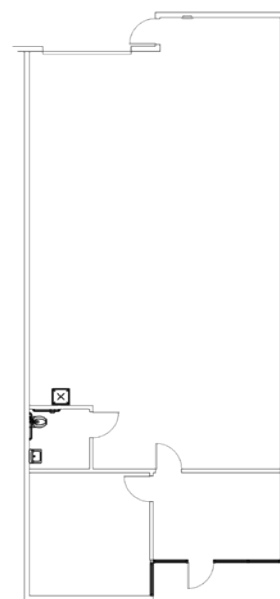
BLDG	UNIT(S)	SQ. FT.	OFC SF	WHS S	LOADING	POWER	CLR HGT	PKG STALLS	SALE PRICE (PSF)	SALE PRICE (TOTAL)	STATUS
2360	A-C	6,682	1,376	5,306	(3) GL	600a/120-200v 3p	18'	13	\$385.00	\$2,572,570.00	Available
2360	D	2,160	511	1,649	(1) GL	200a/120-200v 3p	18'	4	\$385.00	\$831,600.00	Leased to 05/31/26
2360	E	2,160	516	1,644	(1) GL	200a/120-200v 3p	18'	4	\$385.00	\$831,600.00	Available
2360	F	2,488	590	1,898	(1) GL	200a/120-200v 3p	18'	5	\$389.00	\$967,832.00	Available



A | B | C



D



E

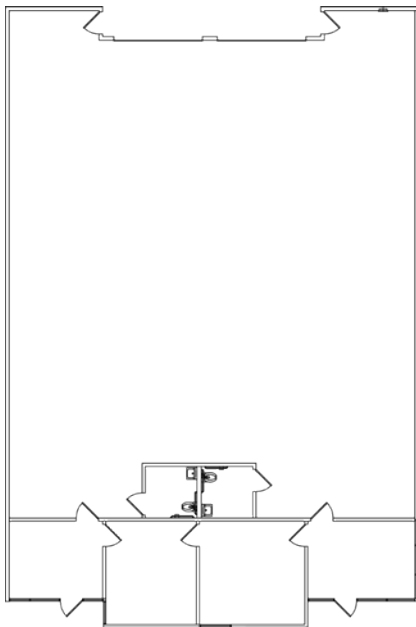


F

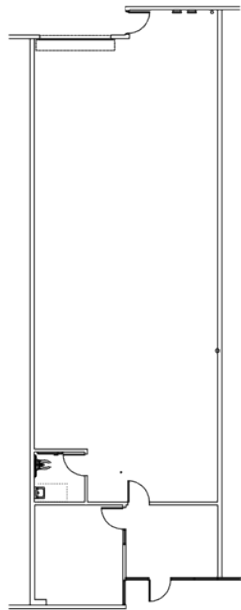
## AVAILABLE UNITS & PRICES

2362 STURGIS ROAD  
OXNARD, CA 93030

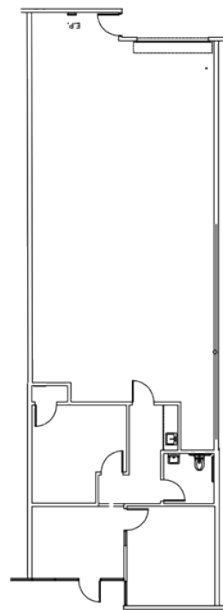
BLDG	UNIT(S)	SQ. FT.	OFC SF	WHS S	LOADING	POWER	CLR HGT	PKG STALLS	SALE PRICE (PSF)	SALE PRICE (TOTAL)	STATUS
2362	A-B	4,624		4,624	(2) GL	400a/120-200v 3p	18'	9	\$385.00	\$1,780,240.00	Leased to 03/31/30
2362	C	2,206	332	1,874	(1) GL	200a/120-200v 3p	18'	4	\$379.00	\$836,074.00	Leased to 03/31/26
2362	D	2,200	684	1,516	(1) GL	200a/120-200v 3p	18'	4	\$379.00	\$833,800.00	Available
2362	E	2,192	446	1,746	(1) GL	200a/120-200v 3p	18'	4	\$379.00	\$830,768.00	Leased to 02/28/29
2362	F-H	6,888	1,229	5,659	(3) GL	600a/120-200v 3p	18'	14	\$379.00	\$2,610,552.00	Leased to 10/31/26



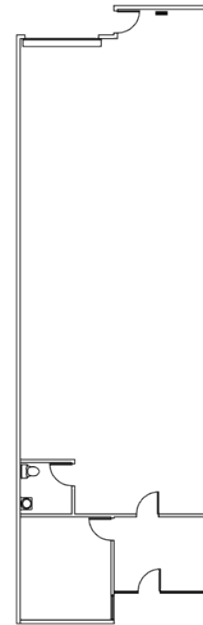
A | B



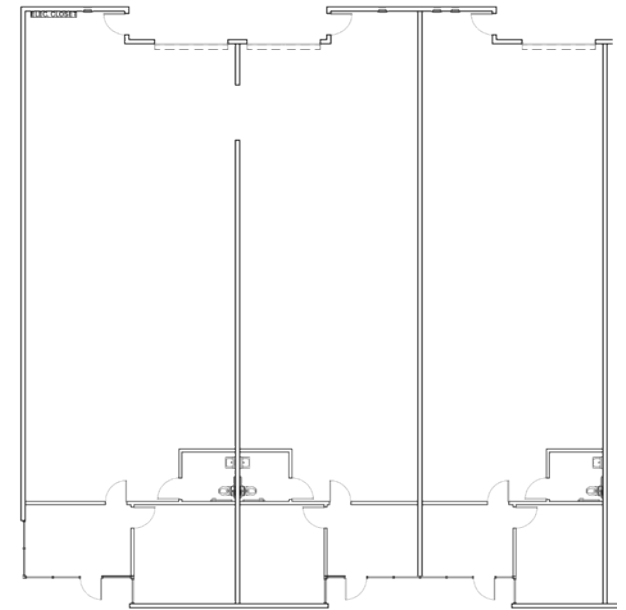
C



D



E

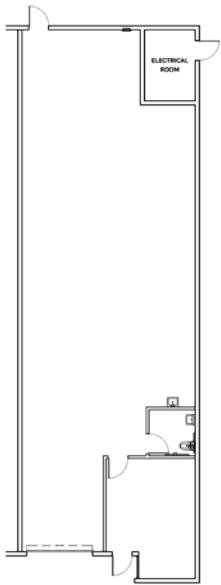


F | G | H

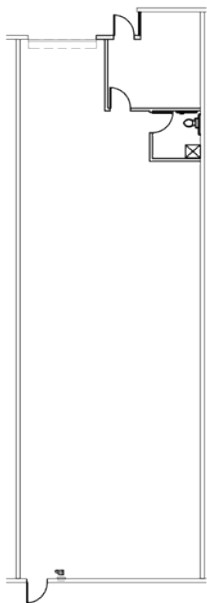
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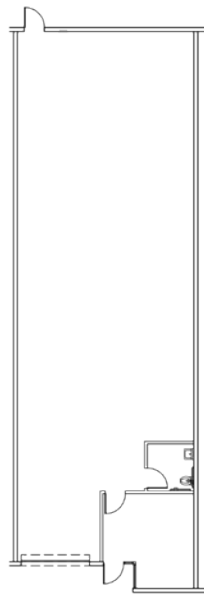
BLDG	UNIT(S)	SQ. FT.	OFC SF	WHS S	LOADING	POWER	CLR HGT	PKG STALLS	SALE PRICE (PSF)	SALE PRICE (TOTAL)	STATUS
2364	A	2,188	314	1,874	(1) GL	200a/120-200v 3p	18'	4	\$375.00	\$820,500.00	Available
2364	B	2,268	273	1,995	(1) GL	200a/120-200v 3p	18'	5	\$369.00	\$836,892.00	Available
2364	C	2,268		2,268	(1) GL	200a/120-200v 3p	18'	5	\$369.00	\$836,892.00	Available
2364	D	2,268	280	1,988	(1) GL	200a/120-200v 3p	18'	5	\$369.00	\$836,892.00	Available
2364	E	2,275	273	2,002	(1) GL	200a/120-200v 3p	18'	5	\$369.00	\$839,475.00	Available
2364	F	2,268	270	1,998	(1) GL	200a/120-200v 3p	18'	5	\$369.00	\$836,892.00	Leased to 01/31/28
2364	G	2,268	275	1,993	(1) GL	200a/120-200v 3p	18'	5	\$369.00	\$836,892.00	Leased to 03/31/27
2364	H	2,268	260	2,008	(1) GL	200a/120-200v 3p	18'	5	\$375.00	\$850,500.00	Available



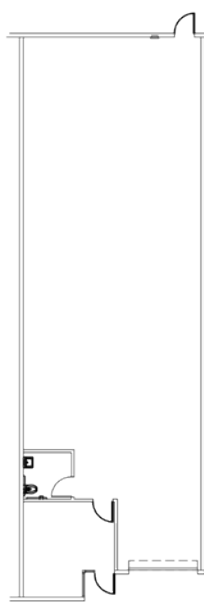
A



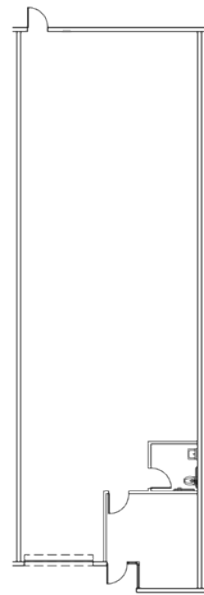
B



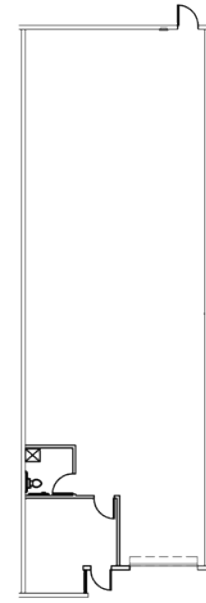
C



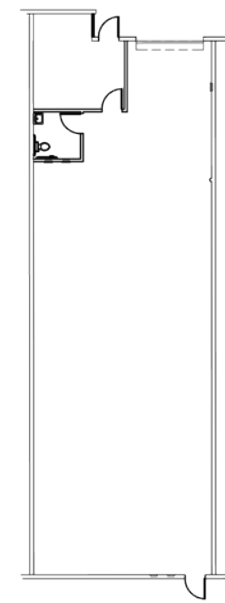
D



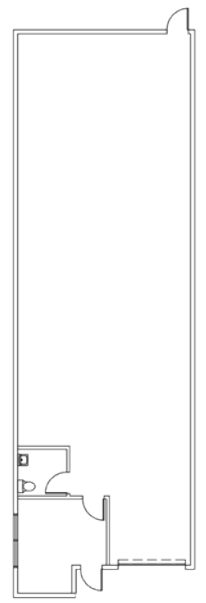
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F



G

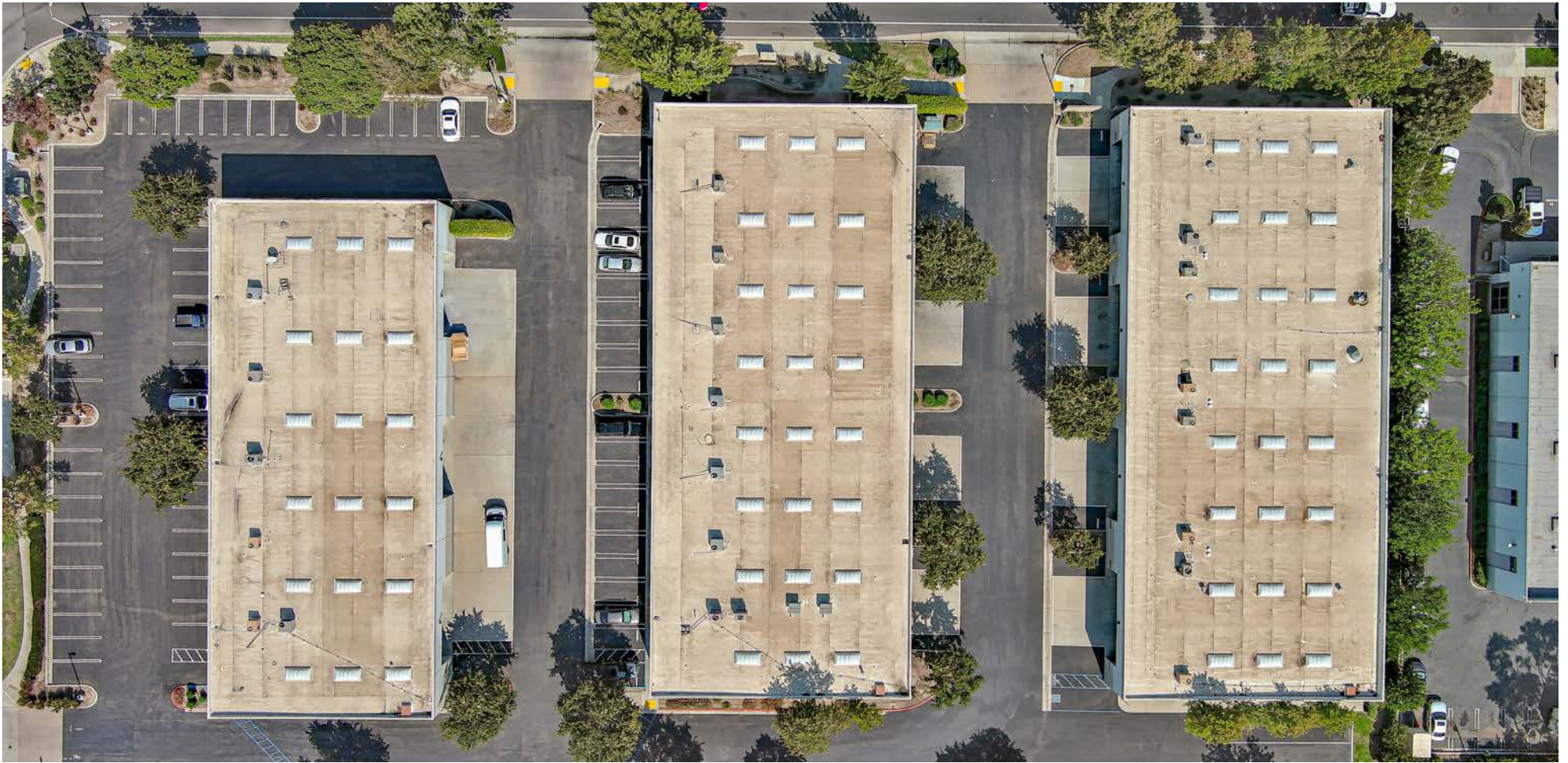


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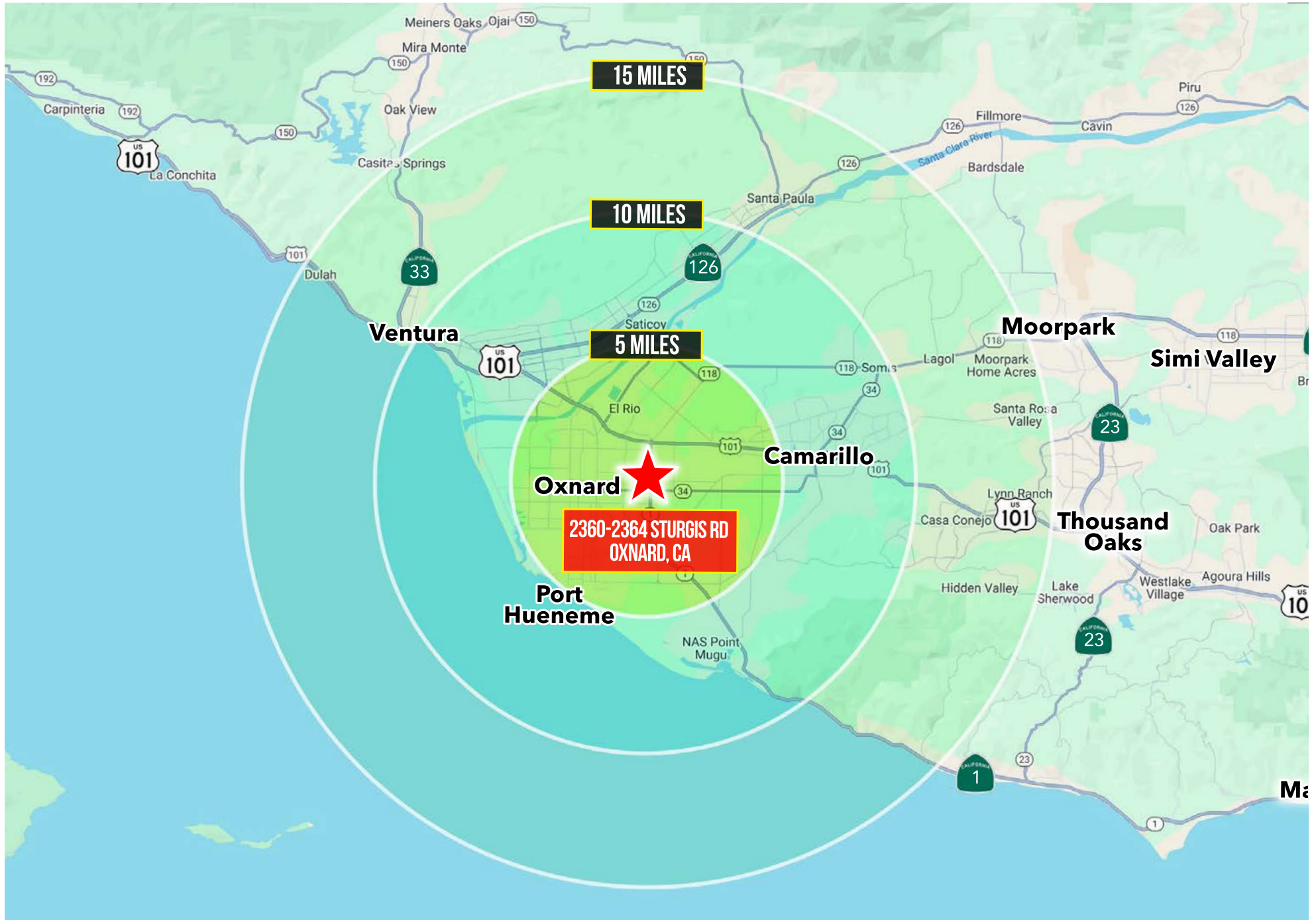








# LOCATOR MAP







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**FOR MORE INFORMATION, PLEASE CONTACT:**

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