



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**AVAILABLE
±2,118 SF**

NARDO ST



WELLS RD

EXCELLENT M2 ZONED INDUSTRIAL PROPERTY IN VENTURA, CA

11040 Nardo St., Ventura, CA 93003



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INDUSTRIAL LOT
VENTURA, CA

PROPERTY FEATURES

11040 Nardo St., Ventura, CA 93003



APPROX. 2,118 SF

INDUSTRIAL PROPERTY AVAILABLE

- ✓ Great high exposure corner location
- ✓ Fenced yard
- ✓ Two 12x12 roll up doors
- ✓ High ceiling 12 feet plus
- ✓ Zone M2
- ✓ ±20,201 SF lot
- ✓ ±2,118 SF building

AREA AMENITIES

- ✓ Excellent ingress/egress to the 126 Highway, 118 Highway, and 101 Freeway
- ✓ Located at a signalized intersection
- ✓ Heavily trafficked site

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	9,595	42,144	128,714
	Avg. HH Income	\$131,068	\$143,545	\$132,401
	Daytime Pop	8,622	39,504	120,143
	Traffic Count	± 40,086 CPD ON 118 HWY		

INDUSTRIAL LOT
VENTURA, CA

INTERIOR PHOTOS

11040 Nardo St., Ventura, CA 93003





AVAILABLE



GROCERYOUTLET & Smart & Final.



SUBWAY

CHASE



Goodwill



AutoZone



AERIAL MAP



COMMERCIAL
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