

FOR LEASE

NEW INDUSTRIAL DEVELOPMENT – VENTURA, CA



INDUSTRIAL FLEX UNITS

6 Units: 2,770 Square Feet to 3,009 Square Feet
1763 Donlon Street, Ventura, CA 93003



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COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
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CalDRE License: 1378022

OVERVIEW

Project complete as of July 1, 2026. Immediate delivery.

Each Unit features:

- 18 feet clear height in warehouse
- One grade level door (12 feet wide by 12 feet high)
- 7 feet + clear height in Mezzanines
- Private restroom
- Ground floor is 100% useable with no office buildout
- Power: 120/208 volt / 200 amp, 3p4w
- Parking 2 / 1,000 ft

Rent structure:

- \$1.50 per foot monthly on a NNN basis.
- NNN fees are estimated at \$.14 per foot monthly
- NNN charges include: water, sewer, trash, landscape, building insurance, common area electrical, and maintenance.
- Property Taxes are paid by the property owner – no pass through

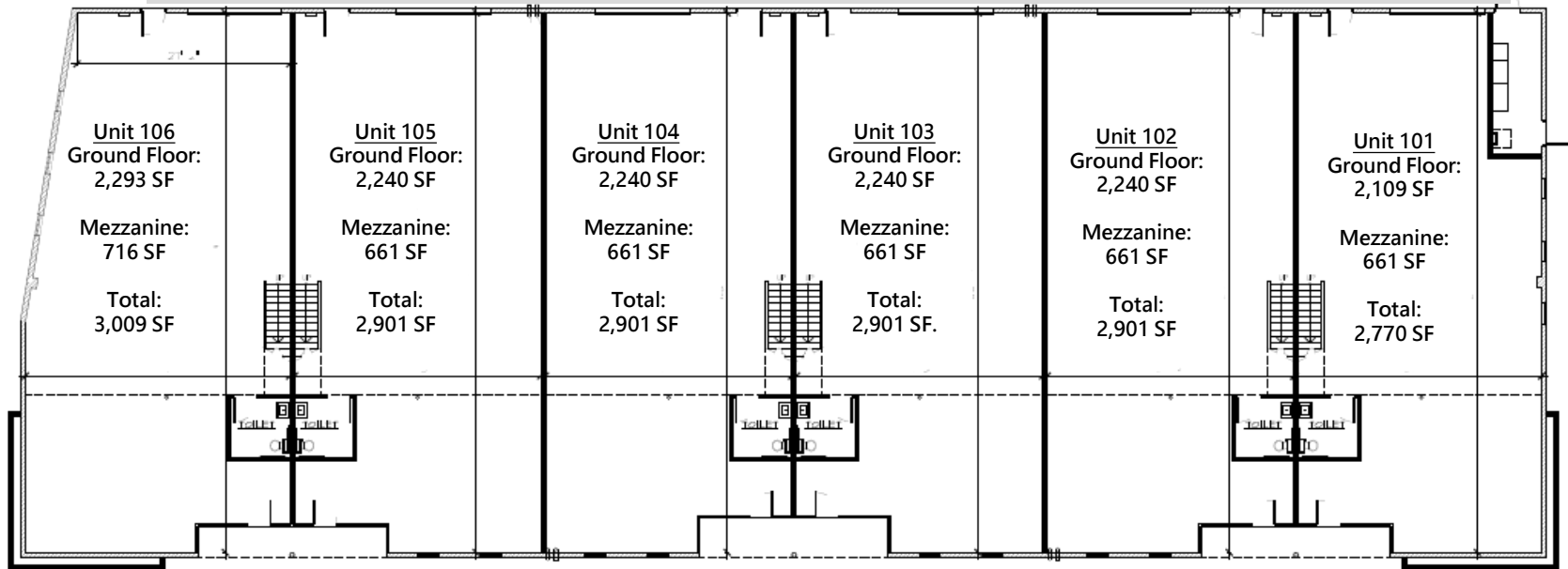
M-P-D Zone: (Manufacturing Planned Development)

- Provides areas in which a wide variety and complexity of industrial and manufacturing uses may function safely, efficiently, and harmoniously;
- Regulates, with both general and specific development standards, a high level of site development and operational performance with due consideration to creating a quality industrial environment, enhancing views from main transportation routes, and protecting existing and future adjacent land uses.
- Preserves the city's industrial base and protect industrial and improvements from encroachment of incompatible uses more properly located in other zoning districts.



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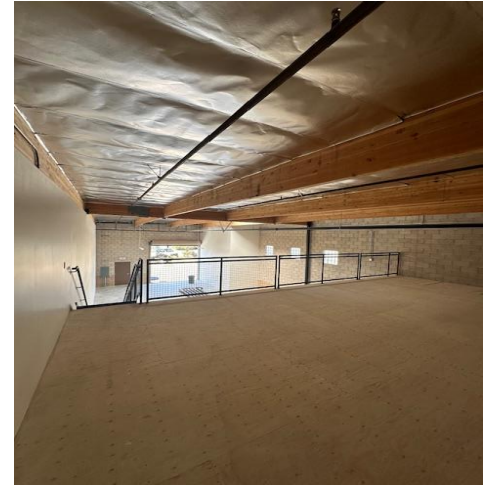
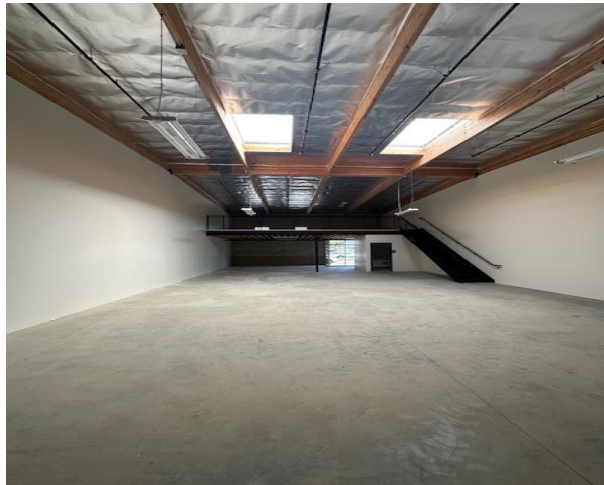
Unit	Sq Ft Ground floor	Mezzanine SF	Total SF	Gross Rate	Annual per foot	Monthly Base rent	Monthly CAM Fees	Monthly CAM	Monthly total rent
101	2,109	661	2,770	\$1.50	\$18.00	\$4,155.00	0.14	\$387.80	\$4,542.80
102	2,240	661	2,901	\$1.50	\$18.00	\$4,351.50	0.14	\$406.14	\$4,757.64
103	2,240	661	2,901	\$1.50	\$18.00	\$4,351.50	0.14	\$406.14	\$4,757.64
104	2,240	661	2,901	\$1.50	\$18.00	\$4,351.50	0.14	\$406.14	\$4,757.64
105	2,240	661	2,901	\$1.50	\$18.00	\$4,351.50	0.14	\$406.14	\$4,757.64
106	2,293	716	3,009	\$1.50	\$18.00	\$4,513.50	0.14	\$421.26	\$4,934.76



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Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

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