

# 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



# **BUENGER**

**COMMERCIAL REAL ESTATE, INC.**

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



# OVERVIEW

**Delivery projected to be by April 1, 2025.**

## **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

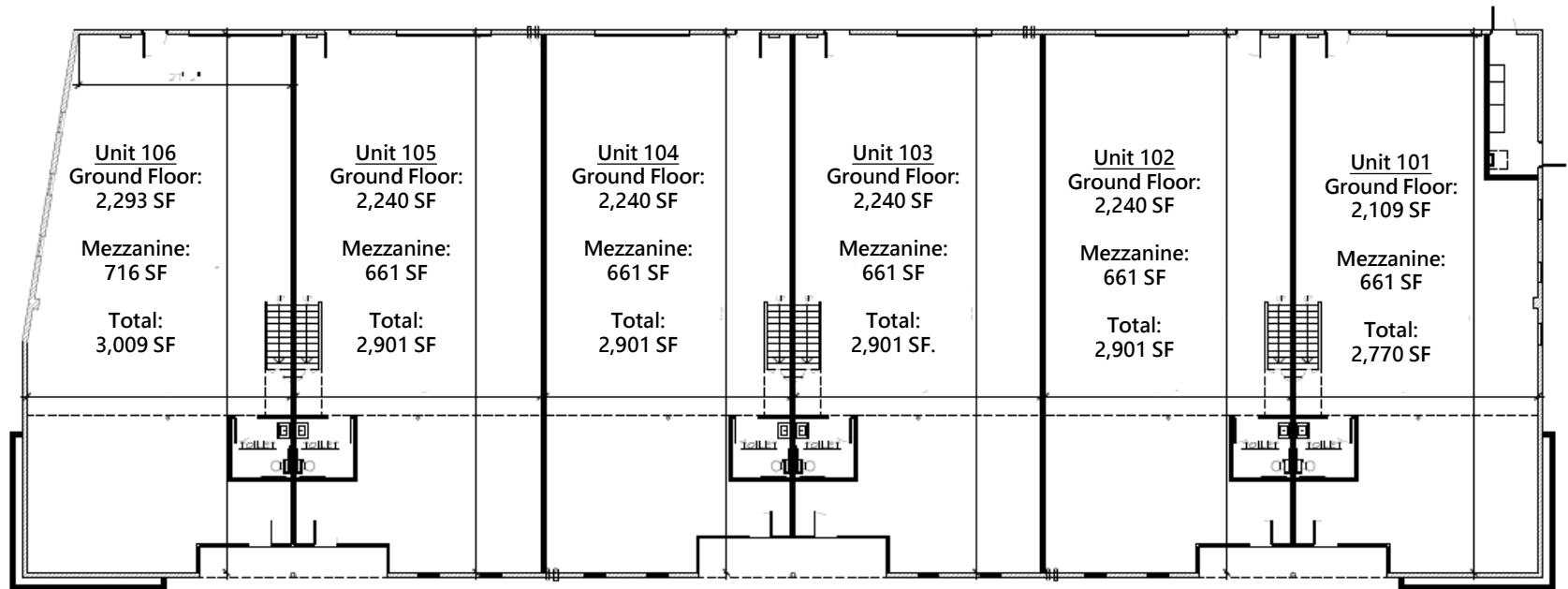
## **M-P-D Zone: (Manufacturing Planned Development)**

- 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

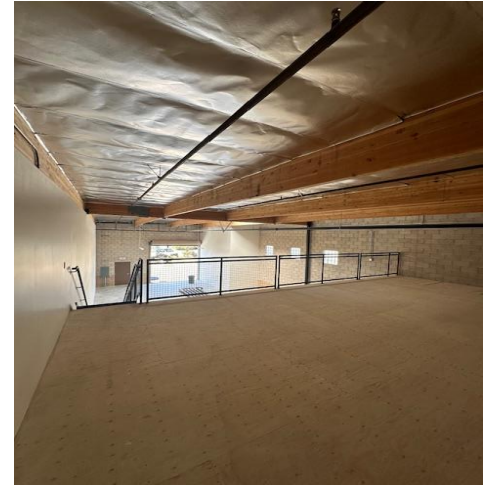
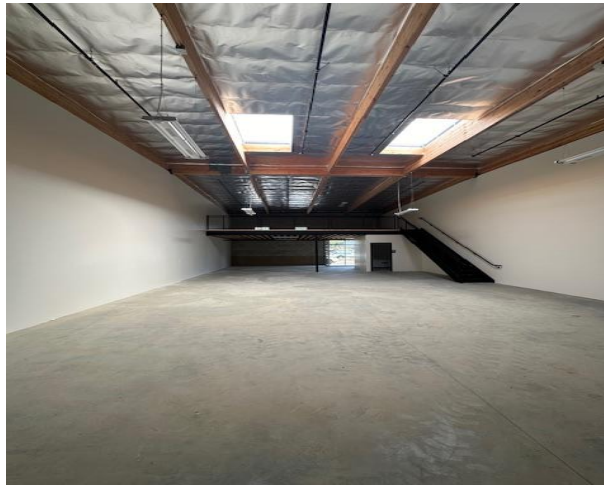


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