

**2 MONTHS FREE**  
ON A 3-YEAR TERM

**3 MONTHS FREE**  
ON A 5-YEAR TERM

New leases signed by 12/31/2025. Subject to tenant credit & terms acceptable to landlord.



**ONE UNIT: 20,238 SF** AVAILABLE FOR LEASE

BRAND NEW, 32' CLEAR CLASS A WAREHOUSE/DISTRIBUTION FACILITY, 2 DH POSITIONS

**3211 MISSION OAKS BOULEVARD**

Camarillo, CA | Ventura County



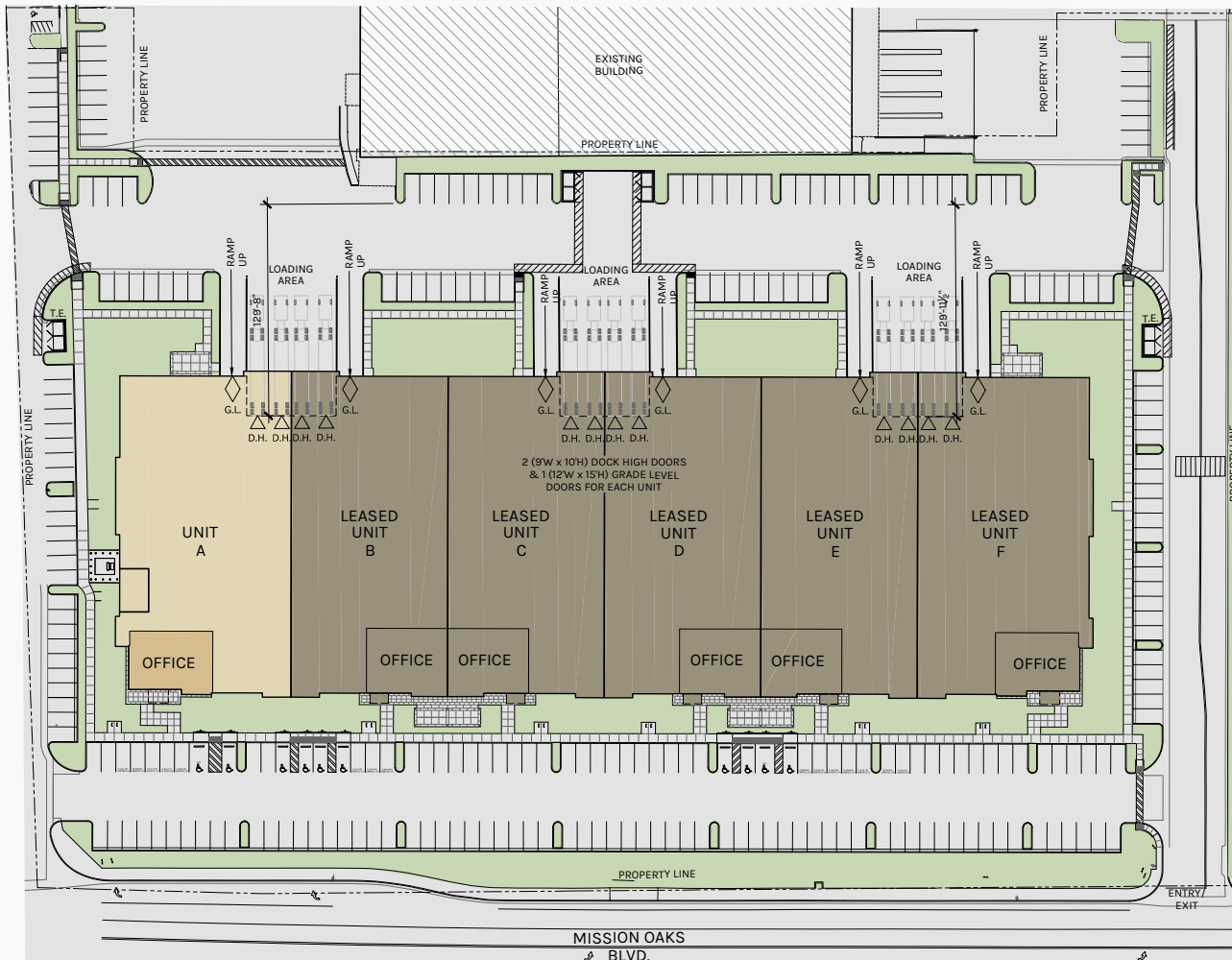
## ■ FEATURES

- 32' clear height
- 2 dock-high doors per unit
- 1 grade-level door per unit
- ESFR sprinklers
- 2,400A, 277/488V — 400A per unit
- Approximately 10% office build-out
- HVLS fans reduce effective temperature (up to 5°)
- 60% energy & 75% water savings from efficient building systems and landscaping
- Future EV charging stalls
- Outdoor break areas
- \$1.45/SF modified gross + estimated CAM \$0.06/SF



# SITE PLAN

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



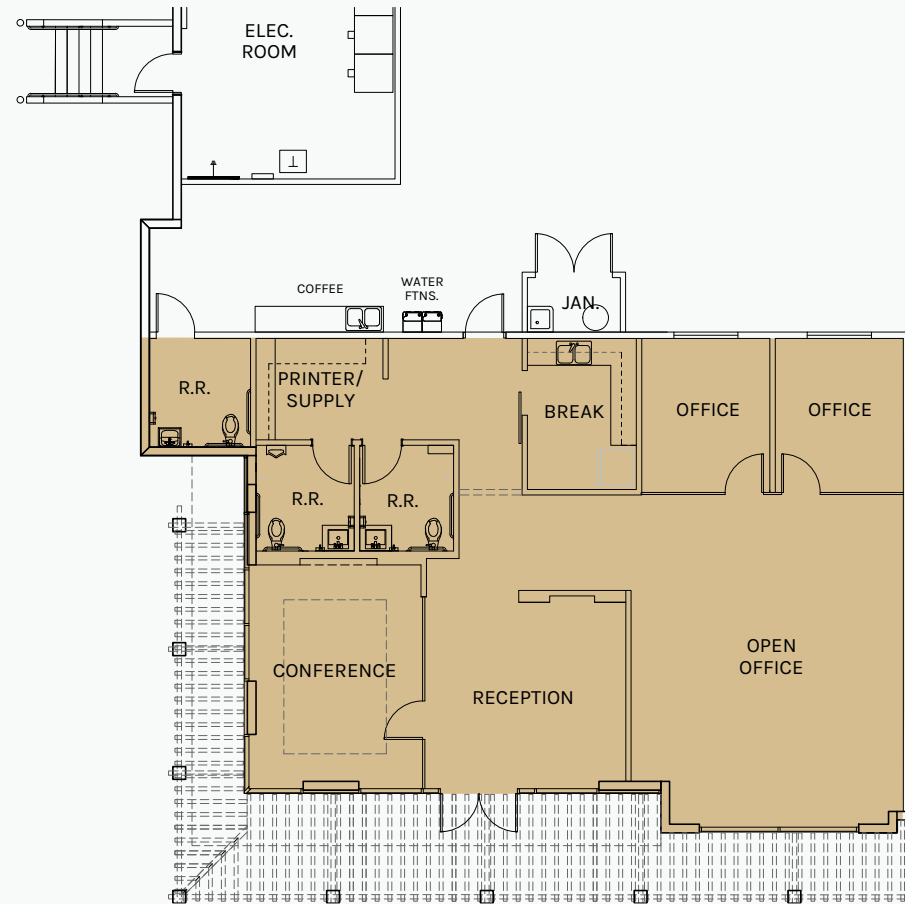
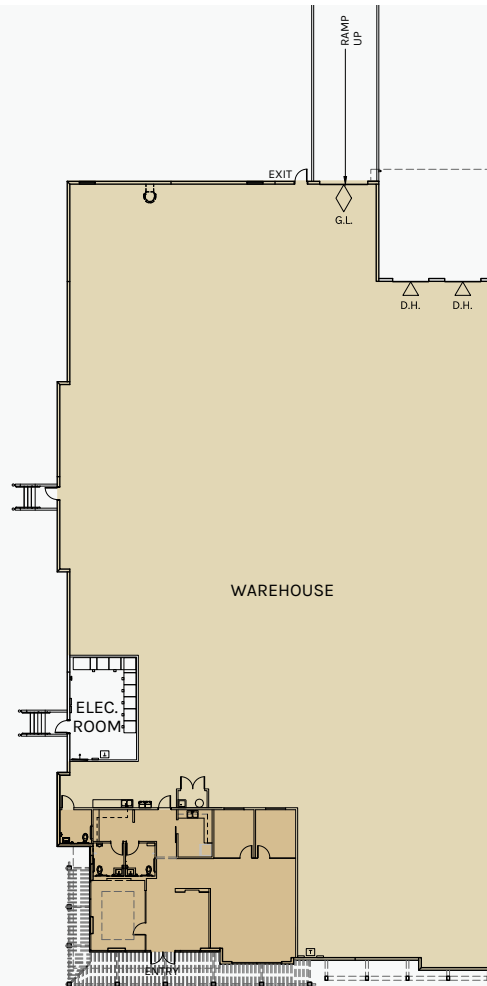
# UNIT A FLOOR PLAN

**20,238 SF**  
UNIT

**18,338 SF**  
WAREHOUSE

**1,900 SF**  
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



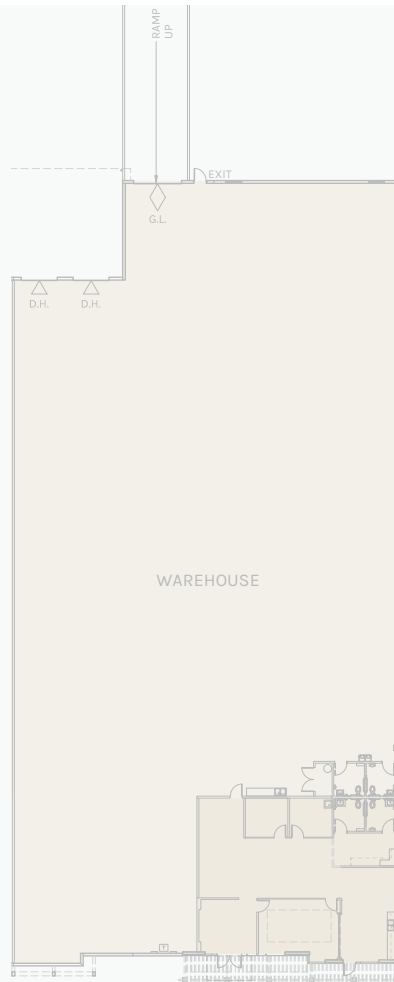
# UNIT B FLOOR PLAN

**18,976 SF**  
UNIT

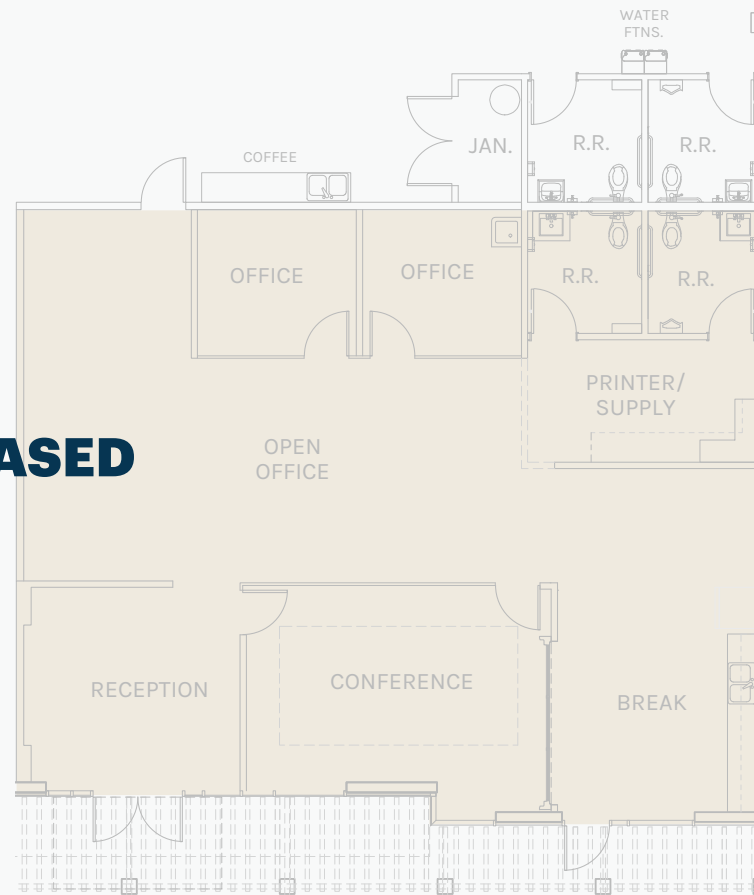
**16,954 SF**  
WAREHOUSE

**2,022 SF**  
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



**LEASED**



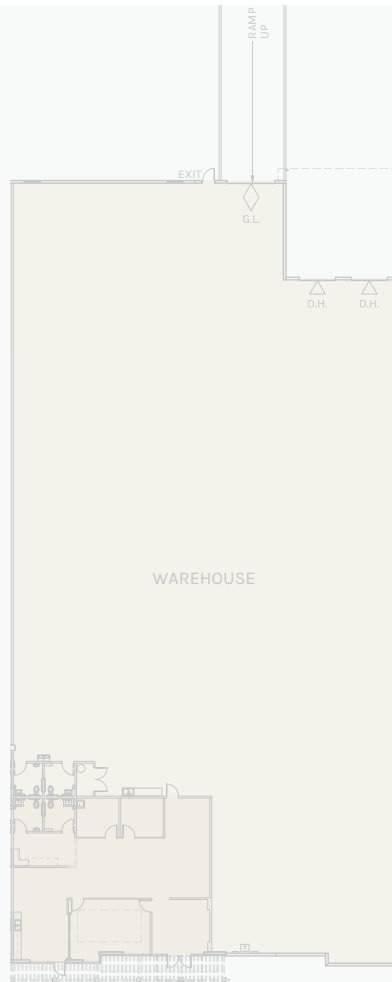
# UNIT C FLOOR PLAN

**18,976 SF**  
UNIT

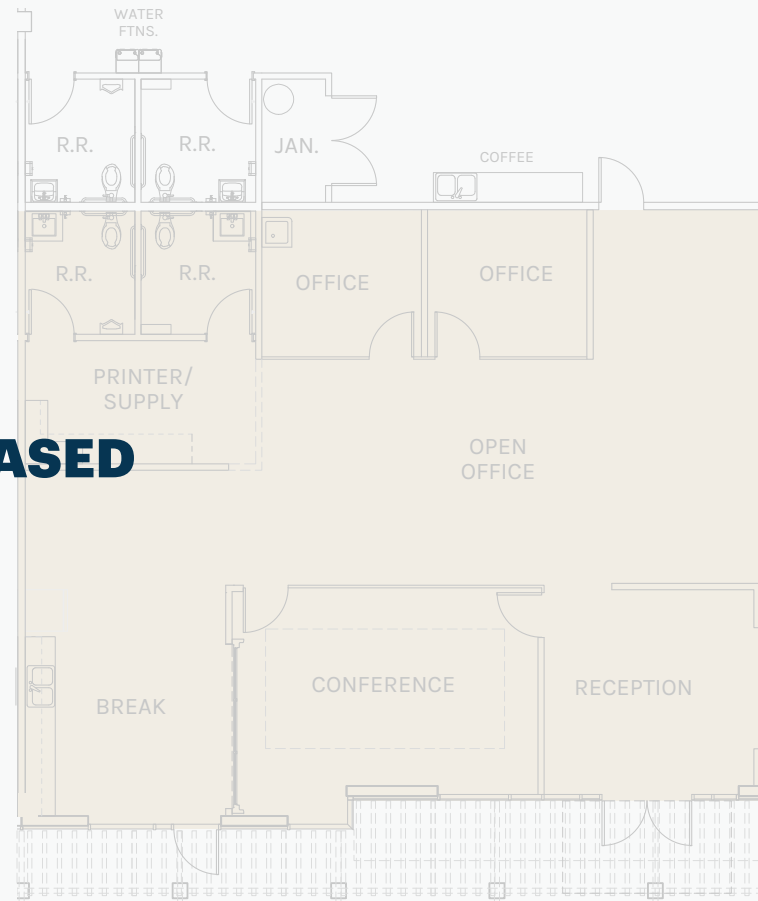
**16,954 SF**  
WAREHOUSE

**2,022 SF**  
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



**LEASED**



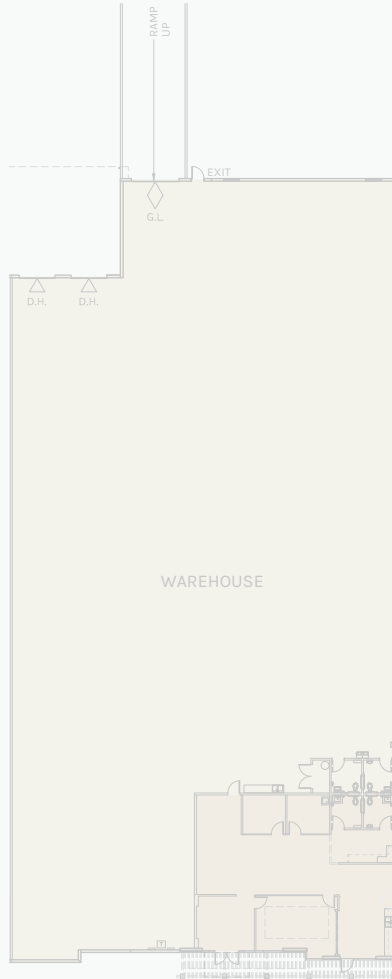
# UNIT D FLOOR PLAN

**18,976 SF**  
UNIT

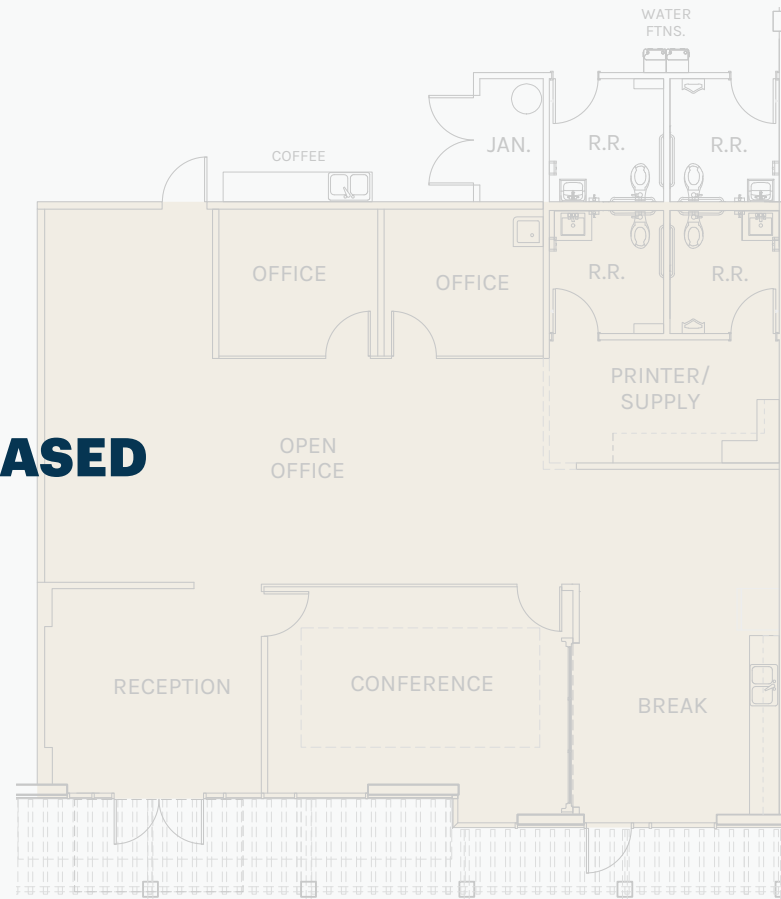
**16,954 SF**  
WAREHOUSE

**2,022 SF**  
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



**LEASED**



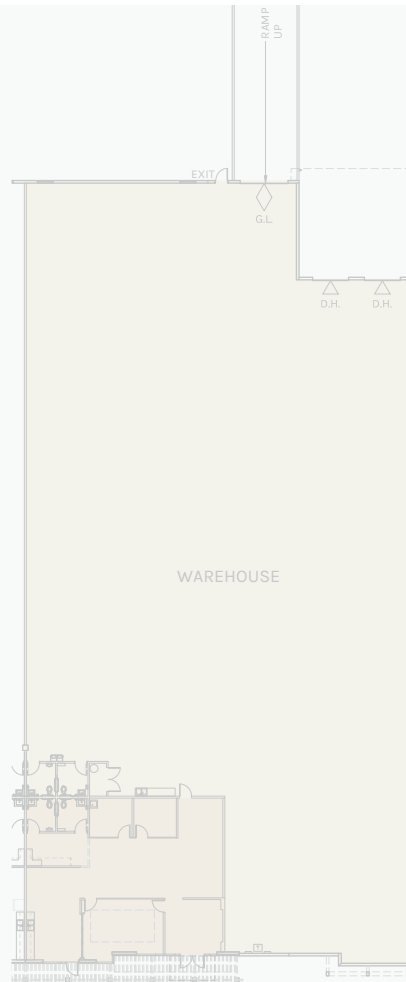
# UNIT E FLOOR PLAN

**18,976 SF**  
UNIT

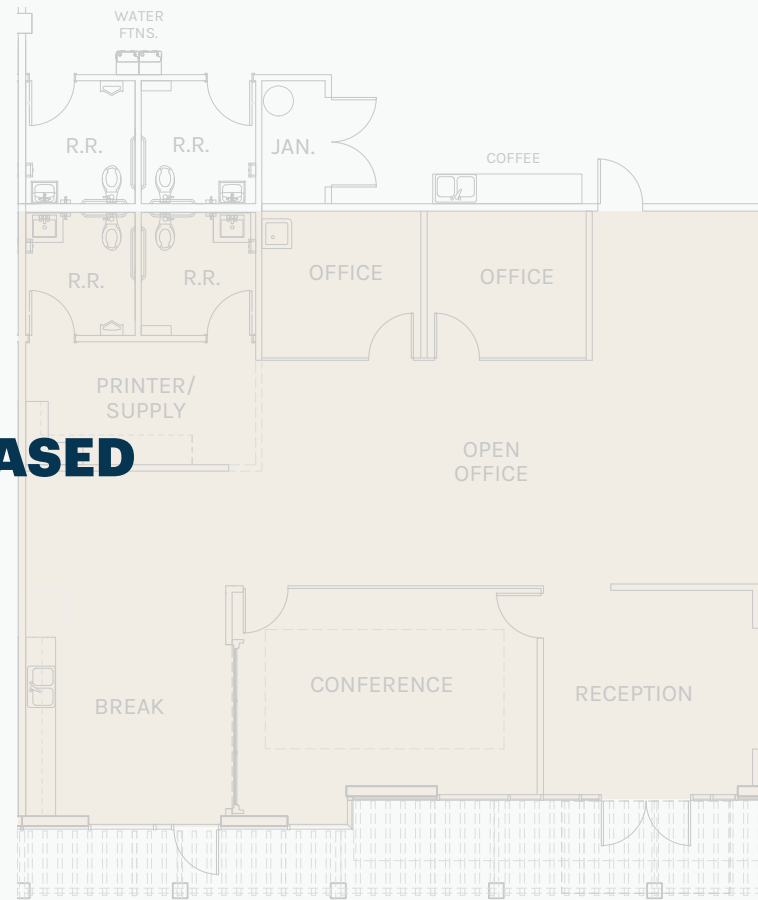
**16,954 SF**  
WAREHOUSE

**2,022 SF**  
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



**LEASED**



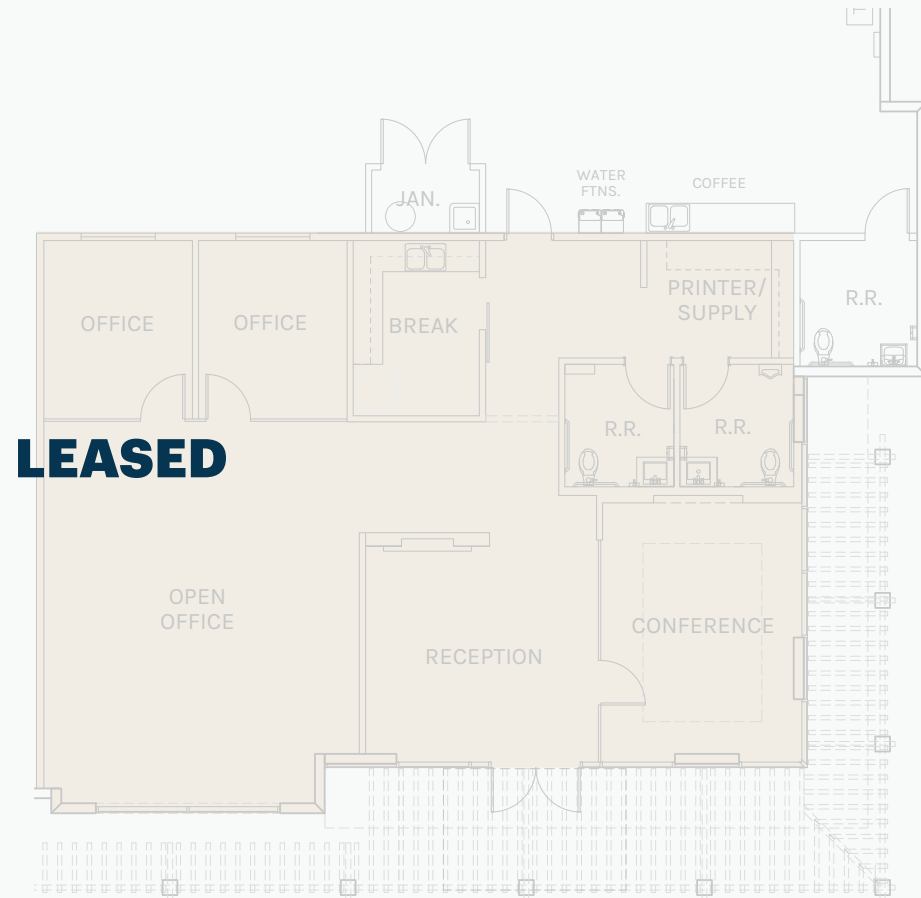
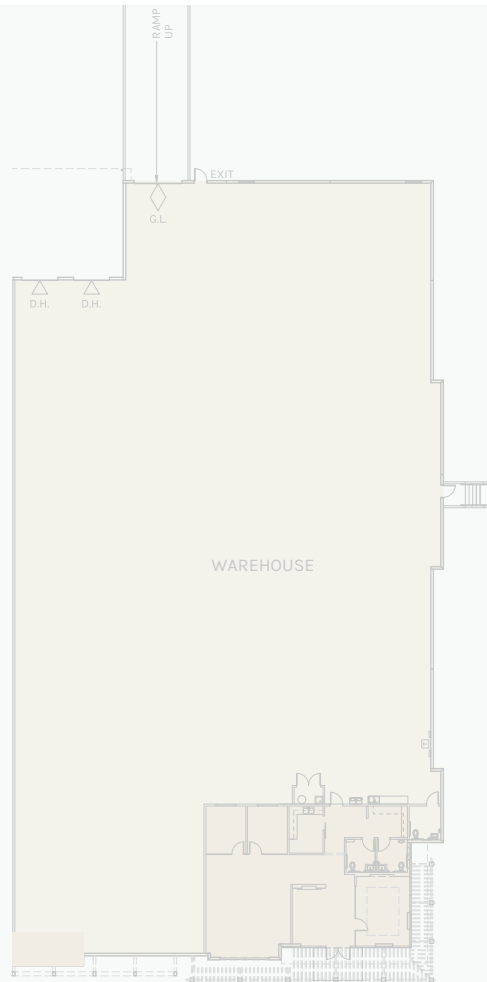
# UNIT F FLOOR PLAN

**20,710 SF**  
UNIT

**18,810 SF**  
WAREHOUSE

**1,900 SF**  
OFFICE

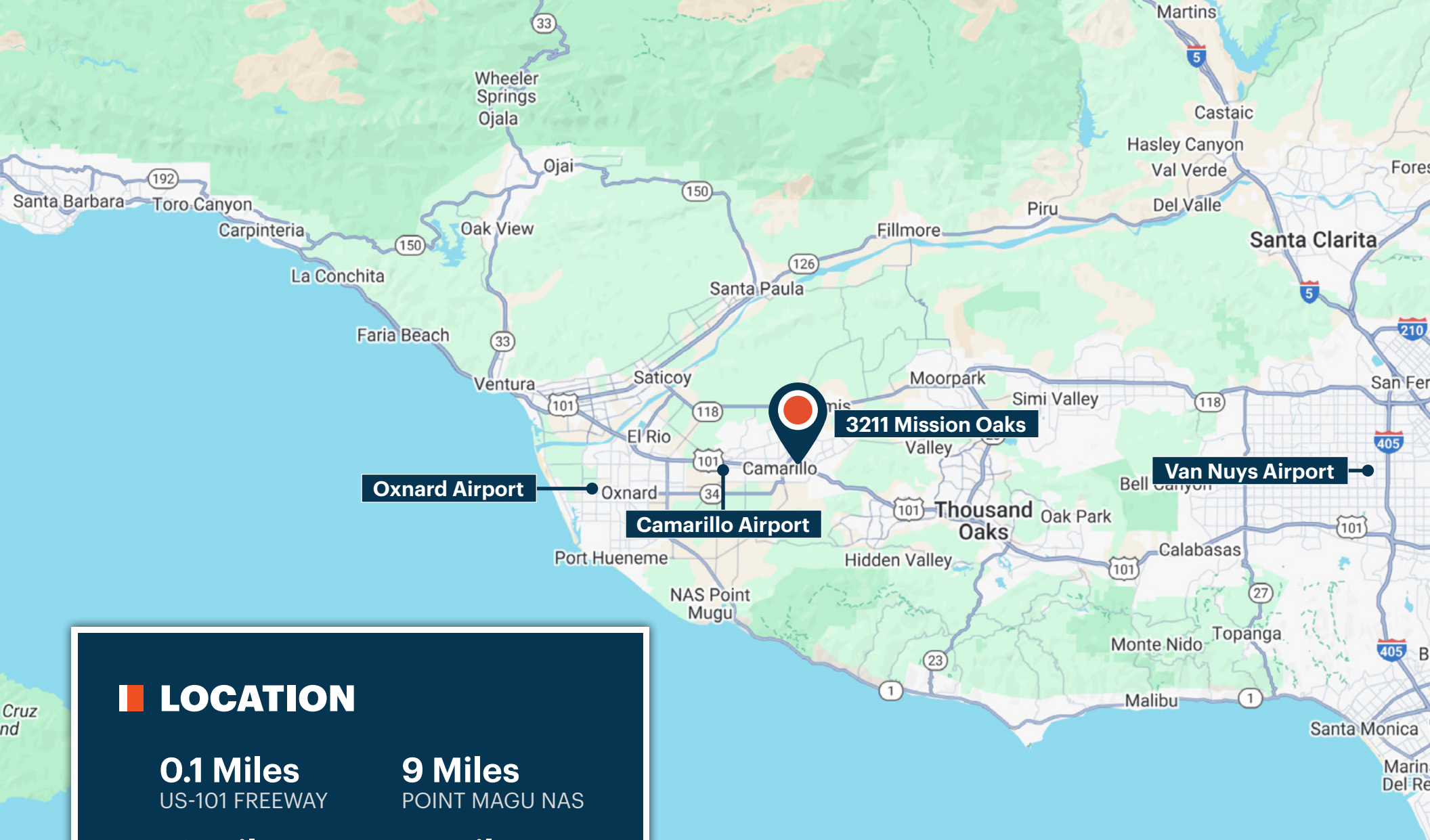
PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.





3211 Mission Oaks Boulevard





**3211 Mission Oaks**

**Oxnard Airport**

**Camarillo Airport**

**Van Nuys Airport**

## LOCATION

**0.1 Miles**  
US-101 FREEWAY

**9 Miles**  
POINT MAGU NAS

**10 Miles**  
PORT HUENEME

**17 Miles**  
US-118 FREEWAY





**Rexford  
Industrial**

## Leasing Contacts

**PAUL FARRY**

Senior Vice President  
805.288.4670  
[paul.farry@cbre.com](mailto:paul.farry@cbre.com)  
CA License # 00941298

**JOHN CARDONA**

Vice President  
805.288.4674  
[john.cardona@cbre.com](mailto:john.cardona@cbre.com)  
CA LIC # 02004799

**DEXTER WILKERSON**

Associate  
805.288.4668  
[dexter.wilkerson@cbre.com](mailto:dexter.wilkerson@cbre.com)  
CA LIC # 02160842

# CBRE

**CBRE INC.**

2761 Park View Court  
Oxnard, CA 93036  
[www.cbre.com](http://www.cbre.com)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.