



FOR SALE OR LEASE  
INDUSTRIAL - CALL BROKER FOR PRICING GUIDANCE

# 200 S HALLOCK DR SANTA PAULA CA, 93060

**ABRISA**  
Glass & Coatings - World Wide

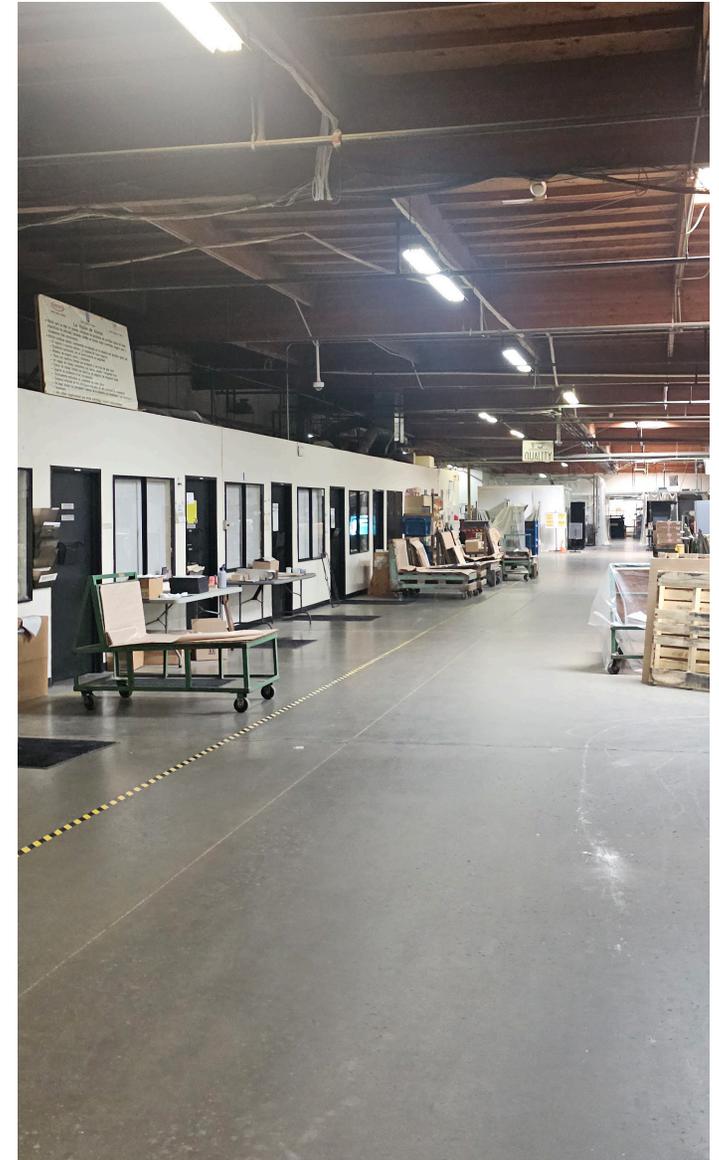
# EXECUTIVE SUMMARY

First time on the market in nearly 30 years, 200 S Hallock Drive offers a prime industrial manufacturing opportunity in the heart of Santa Paula's business district. This versatile building is ideal for a wide range of industrial uses, including: warehousing, manufacturing, agriculture and many other applications. Property features an approximate 92,470 SF of building space over 5.53 acres of M1 land, large fenced yard with concrete driveways, easy access to Hwy 126, and close proximity to key Ventura and Santa Clarita markets.

## LOCATION HIGHLIGHTS

- Well Positioned Property Location Immediately Off HWY 126
- Well Distributed Heavy Power - 2,000 amps
- Building Can Accommodate Multitude Of Uses: Manufacturing, Flex, R&D, Warehousing
- 5.53 Acres of Land
- M1 Zoning
- 16' Minimum Clear Height
- Secured Fenced Yard With Three Secured Entries
- 8 Truck High Positions
- 3 Ground Level Positions
- Large Portion Of Yard Is Concrete
- Above Grade Security System - Key Card Access and Security Cameras Throughout
- Nearby businesses include: manufacturing, logistics, agriculture, and warehouse & distribution.

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# SITE SUMMARY

**PROPERTY TYPE**  
INDUSTRIAL

**YEAR BUILT**  
1988

**BUILDING SIZE**  
92,470 ± SF

**LOT SIZE**  
5.53 ± ACRES

**PARKING**  
AMPLE ONSITE PARKING

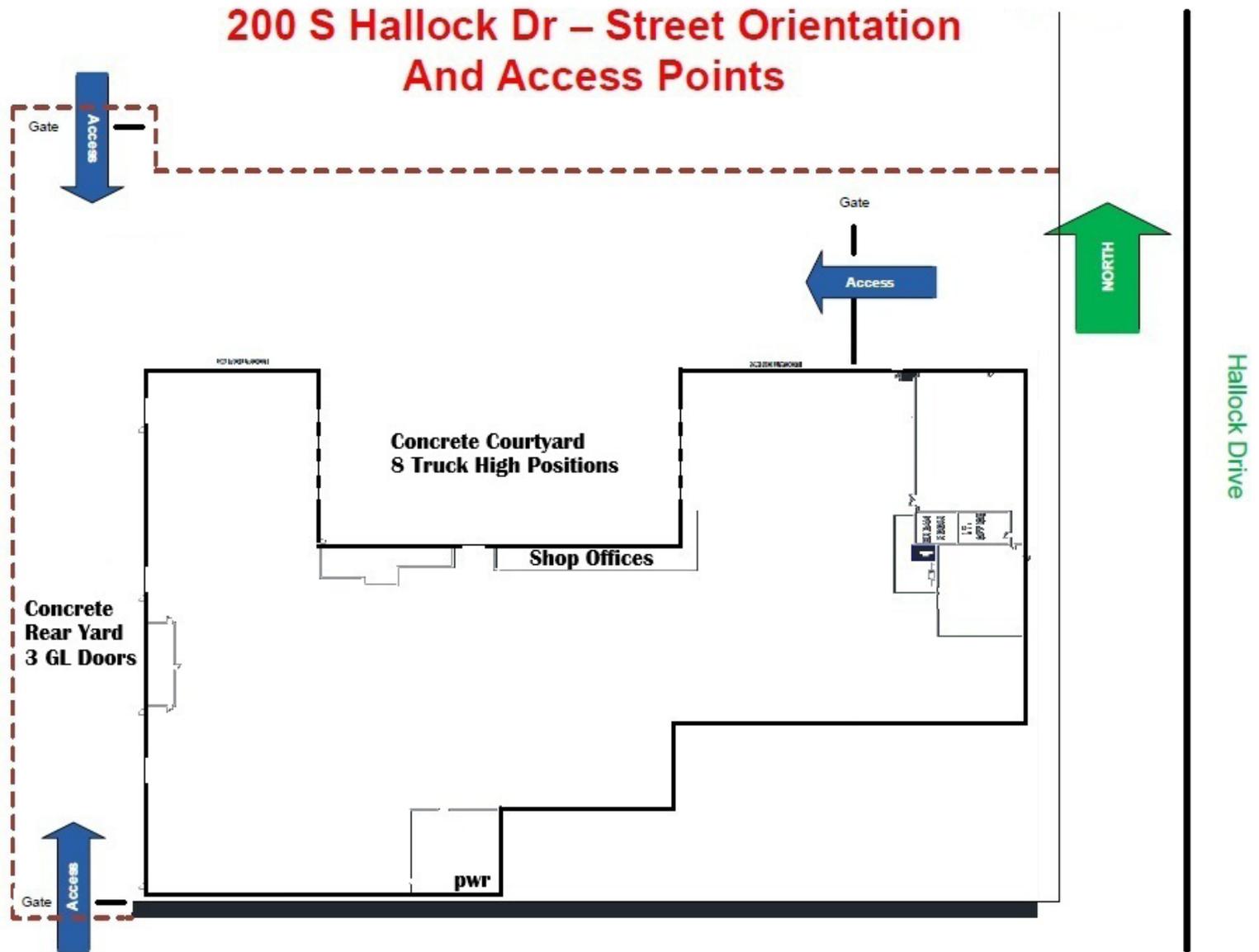
**PRICE**  
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**CLEAR HEIGHT**  
16'

**POWER**  
2,000 AMPS, 277 - 480v,  
3P, 4w Heavy

**ZONING**  
M1

**DH LOADING**  
8 DOORS



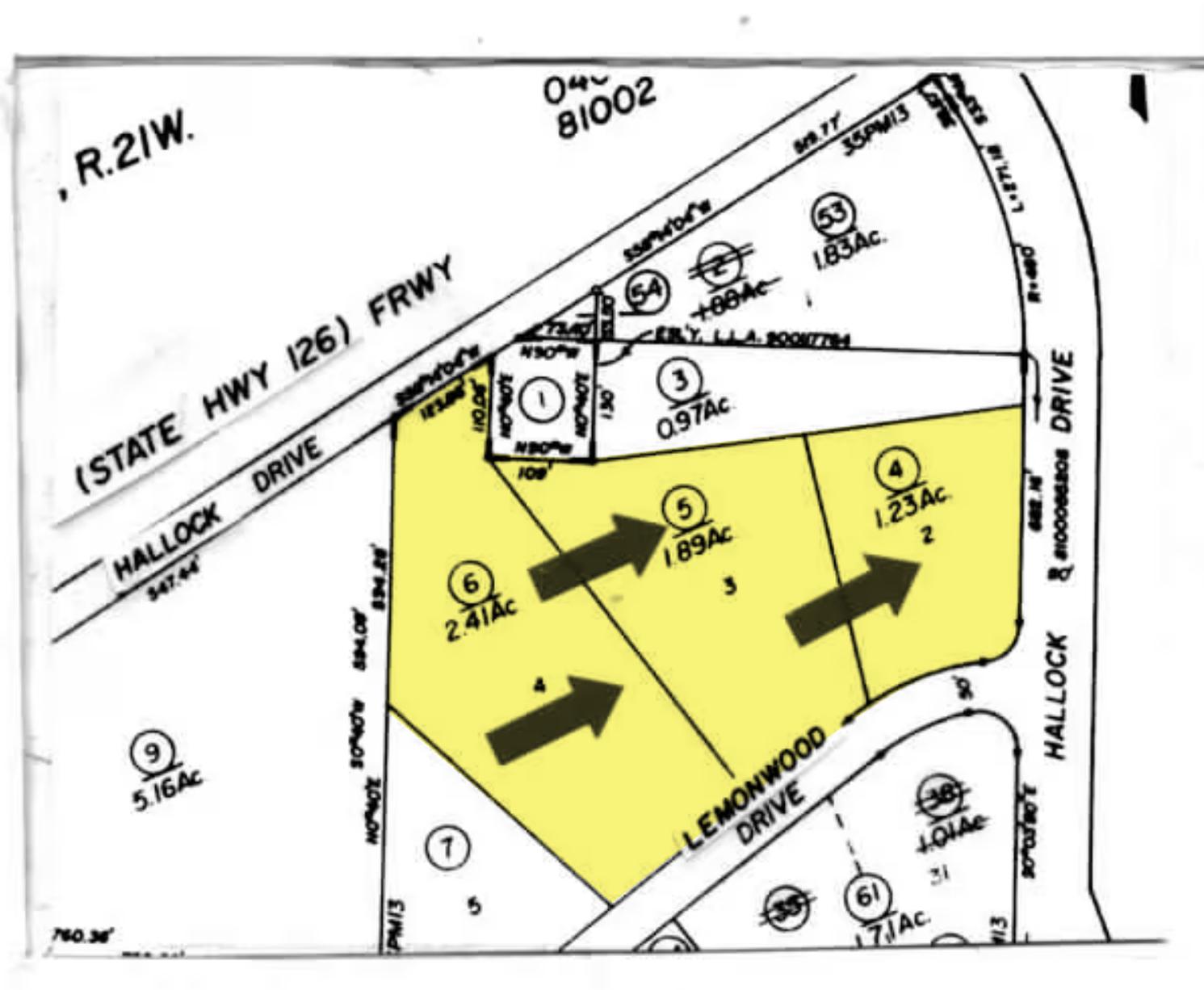
# AERIAL VIEW



200 S Hallock Dr

# ARIEL VIEW

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# PROPERTY PHOTOS

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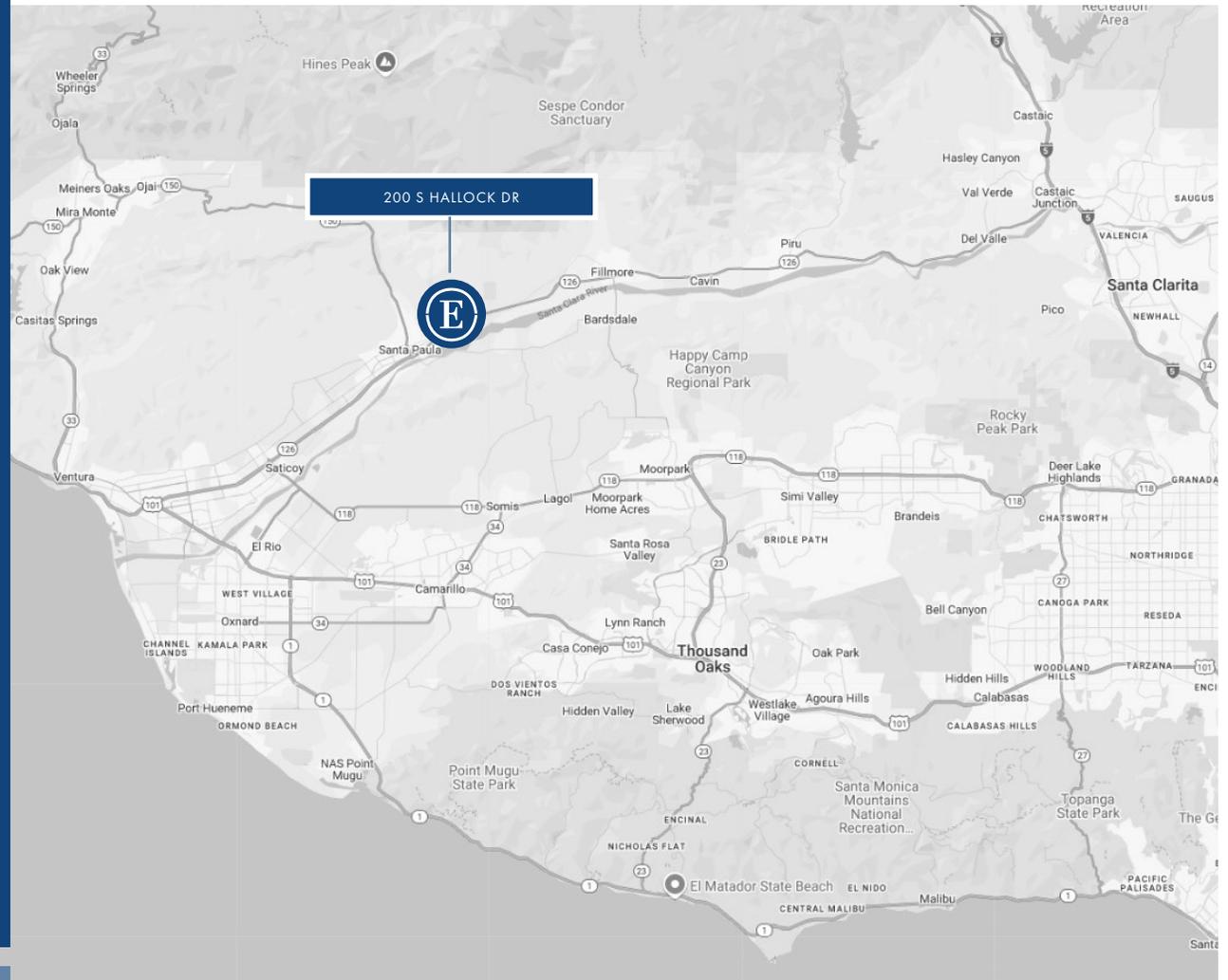
# LOCATION

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## About the location

Positioned in the heart of Ventura County's agricultural and logistics corridor, 200 S Hallock Drive offers a highly strategic opportunity for industrial ownership or expansion. This location sits within Santa Paula's established industrial zone, surrounded by a mix of light manufacturing, warehousing, and distribution operations—making it ideal for businesses seeking operational efficiency, regional access, and long-term growth potential.

Located off Highway 126, the property provides direct, signal-free connectivity to the 101 Freeway and the I-5 corridor, allowing for seamless transport between Ventura, Oxnard, Santa Clarita, and the Greater Los Angeles area. This connectivity is critical for logistics operations, last-mile delivery networks, and businesses that rely on proximity to major ports and distribution hubs.



**200 S HALLOCK DR**  
Santa Paula, CA 93060

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## LISTED BY

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