



broker *E*lert

Contact | Call for a Tour: Jeff Becker 653-6794 ext. 201 | [jbecker@beckergrp.com](mailto:jbecker@beckergrp.com)

*For Lease Industrial Bay + Office*



2745 Sherwin Ave, A14 Ventura • California

Real Estate Investments | Property Management  
Real Estate Investments | Property Management

Office Address | 40 South Ash Street Ventura, CA 93001

Mailing Address | Post Office Box 23277, Ventura, CA 93002

Telephone | 805.653.6794

Facsimile | 805.653.6795

License | 01213236

Web | [www.beckergrp.com](http://www.beckergrp.com)

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.



# *Industrial Bay + Office* For LEASE

Contact: Jeff Becker 653-6794 ext. 201 | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

2745 Sherwin Avenue, A14  
Ventura • California

\$1.50 psf MG

- Individual Corner Unit 950 sq. ft.
- 3 Offices with Reception Area
- 12' Roll-up Door | | Front Entry Door  
Private Restroom | Ample Parking
- Three — Phase Power available
- Near 101 Freeway Corridor/Johnson Drive
- Great for Automotive | Storage | Contracting



Real Estate Investments | Property Management  
Real Estate Investments | Property Management

Office Address | 40 South Ash Street Ventura, CA 93001

Mailing Address | Post Office Box 23277, Ventura, CA 93002

Telephone | 805.653.6794

Facsimile | 805.653.6795

License | 01213236

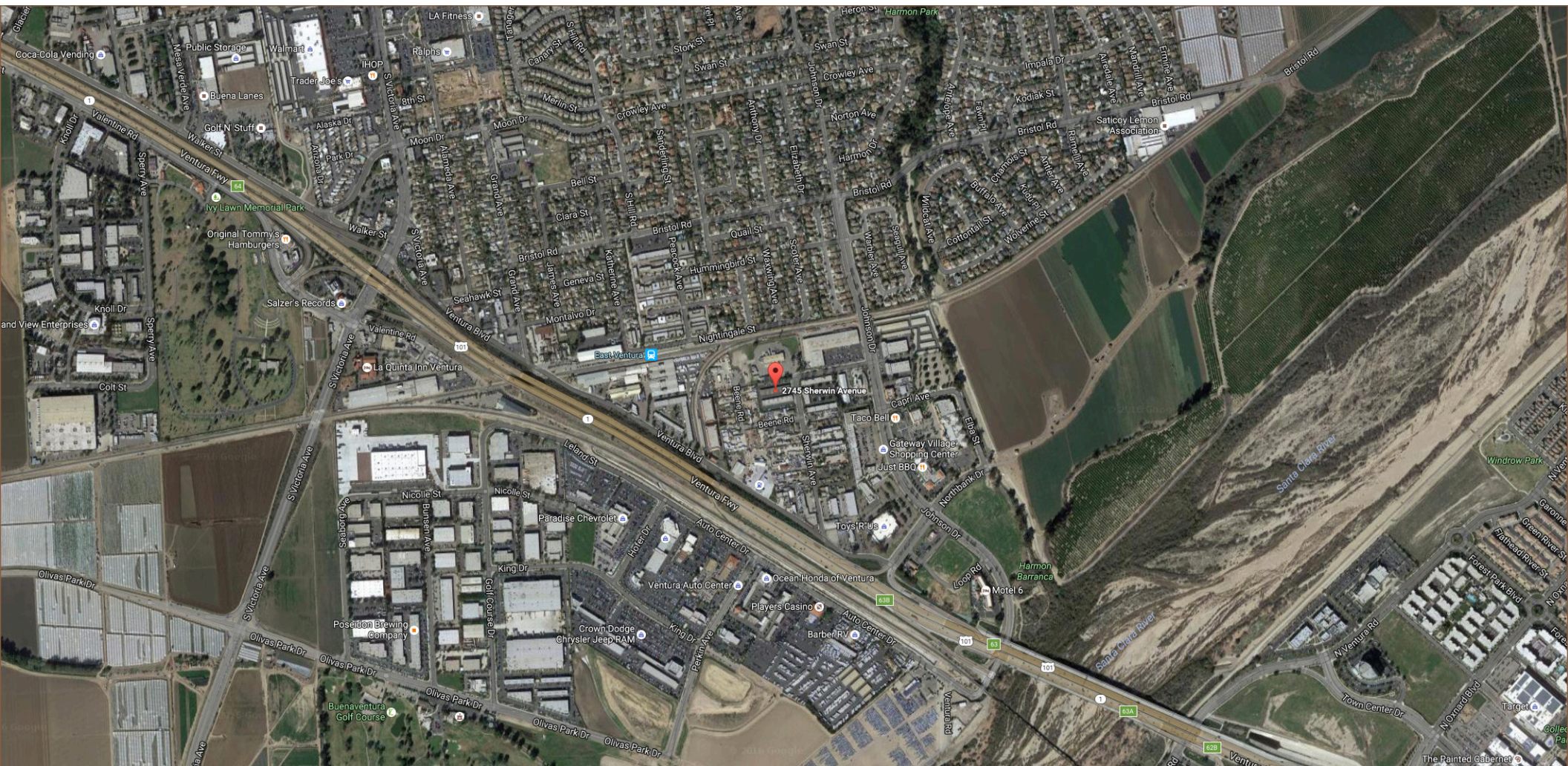
Web | [www.beckergroup.com](http://www.beckergroup.com)

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.



# 2745 Sherwin Ave, A14

aerial map



Real Estate Investments | Property Management  
Real Estate Investments | Property Management

Office Address | 40 South Ash Street Ventura, CA 93001

Mailing Address | Post Office Box 23277, Ventura, CA 93002

Telephone | 805.653.6794

Facsimile | 805.653.6795

License | 01213236

Web | [www.beckergroup.com](http://www.beckergroup.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.



# 2745 Sherwin Ave, A14

rear bay door



Real Estate Investments | Property Management  
Real Estate Investments | Property Management

Office Address | 40 South Ash Street Ventura, CA 93001

Mailing Address | Post Office Box 23277, Ventura, CA 93002

Telephone | 805.653.6794

Facsimile | 805.653.6795

License | 01213236

Web | [www.beckergroup.com](http://www.beckergroup.com)

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.