



11040 Nardo Street Saticoy • California

Contact | Call for a Tour: Matt Kingsley 805.653-6794 ext. 214 | mkingsley@beckergroup.com

Rare M2 Zoned Industrial Bldg + Fenced Yard

broker
alert

Real Estate Investments | Property Management

web | www.beckergroup.com | 805.653.6794 | fax | 805.653.6795 | street | 40 South Ash Street Ventura, CA 93001 | mail | PO Box 23277, Ventura, CA 93002 | license | 01213236

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.



M2 Zoned Industrial Bldg For SALE

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\$950,000

- Excellent Owner/User Building or Development Site
- 2,118 sf Metal Building/20,201 sf Fenced lot
- Large Fenced + Paved Yard with Drive Through Access
- Zoned M-2 / 2 Roll-Up Doors
- Signaled Corner Location w/approx 37,372 Daily Traffic Count [per Traffic Metrix]
- Easy Access via 101 Freeway, 126 Hwy and 118 Hwy

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11040 Nardo Street

aerial map



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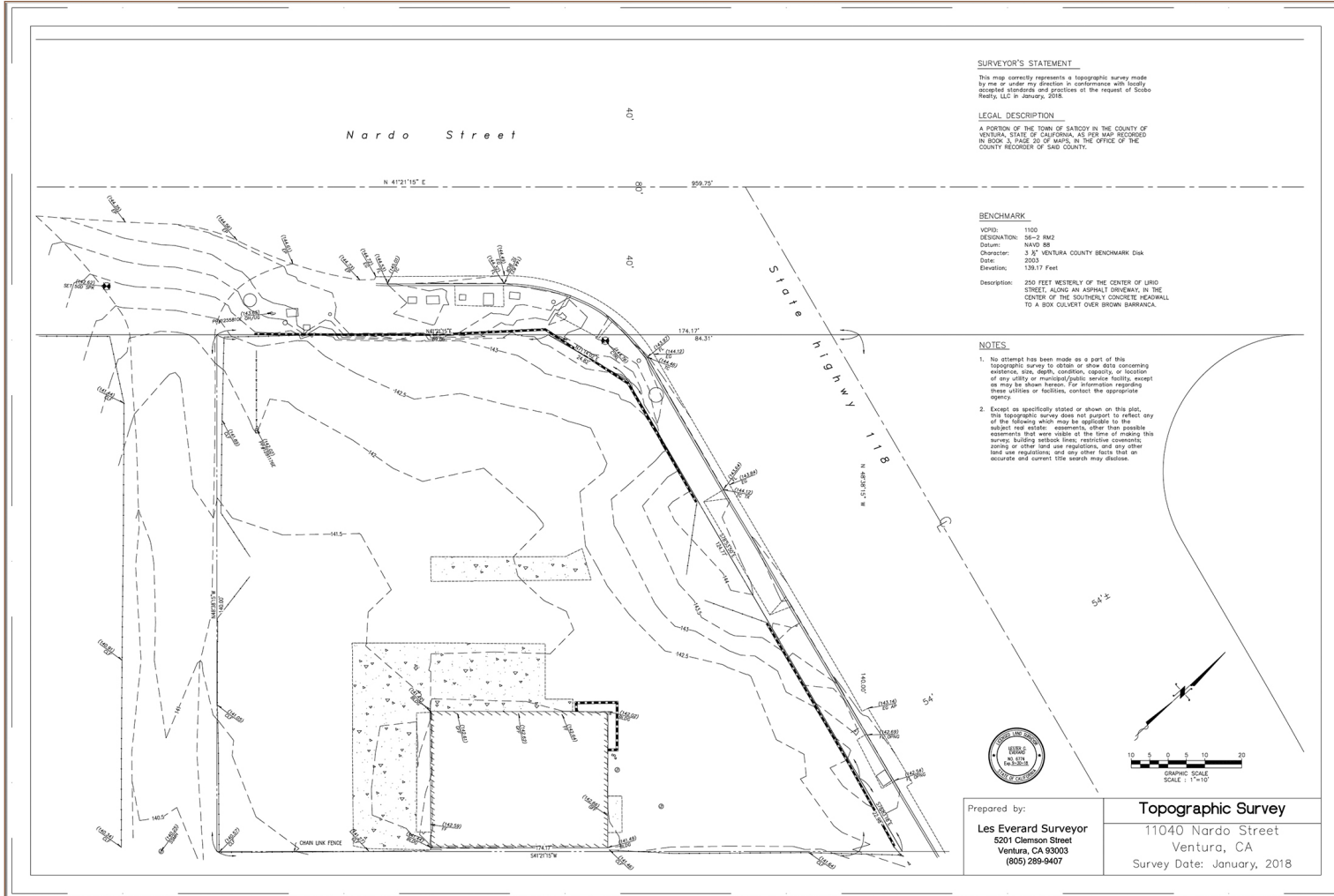
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east aerial view



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building view



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