

INDUSTRIAL FOR LEASE

AVAIL SF: 10,540TOTAL BLDG SF: POLADDRESS 2954 SEABORG AVE, VENTURA CA ZIP 93003

Prime Ventura Warehouse/Mfg. Space
Immediate Access to 101 Freeway
Functional Office Space
480 Power Service - 2 Loading Doors
Bonus 1,500 SF Storage Mezzanine

LEASE RENTAL \$ 9,380.60 /mo Gross \$.89 Net _____ Term _____
SALE PRICE \$ NFS Price/SF \$ _____ Possession COE Tax \$ 8,807.00 Yr 2018-2019
Avail SF 10,540 Power A 400 V 277-480 Ø 3 W 4
Min. SF 10,540 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF _____ Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 2 Dim 10x12
Rail NONE Unfin Ofc Mezz SF 1,500 Incl in Avail SF N Restrooms: 2
Sprinklered Yes Min Clear Height 16 OFFICE DATA Office SF 2,700 # 6
Pkg 21 Yard No Yr Blt 1982 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF _____
Thomas Bk Pg# 492-C7 Zone MPD To Show Call Broker - FOR APPOINTMENT Sp. Feat. PARK
AGENT Mike Wax (805) 469-4600, Jonathan Wolk (805) 983-2330 Region VEN Listing # _____
FIRM Industrial Park Associates
FTCF _____ Notes Cam Fee \$295/mon. Tenant to independently verify all information herein.

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate. Association

Presented By:



(805) 983-2200