

INDUSTRIAL

2363 Eastman Ave • Unit 3 • Ventura

**PRICE
REDUCTION**



1,694 SF INDUSTRIAL UNIT FOR LEASE

For More Information
Please Contact:

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Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
1000 Town Center Drive, #310
Oxnard, CA 93036



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY HIGHLIGHTS

- Industrial Unit for Lease
- Quality Office with Window Line
- Concrete Parking Lot / Truck Area
- Close Proximity to 101 Freeway
- **Lease Rate: ~~\$1,779/mo (\$1.05 PSF MG)~~ \$1,609/mo (\$0.95 PSF MG)**



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PROPERTY SPECIFICATIONS

Available SF	1,694 SF
Total Bldg SF	13,954 SF
Land SF	40,179 SF
Office SF	650 SF
Zoning	MPD
Year Built	1983
Power	100A 120-208V Ø3 W4
Loading	(1) GL 10' x 12'
Min Clear Ht	14
Parking	4 Spaces

LEASE INFORMATION

Square Feet	1,694
Lease Per Month	\$1,609
Lease Per Sq Ft	\$0.95
Lease Type	MG

Tenant to verify all information.



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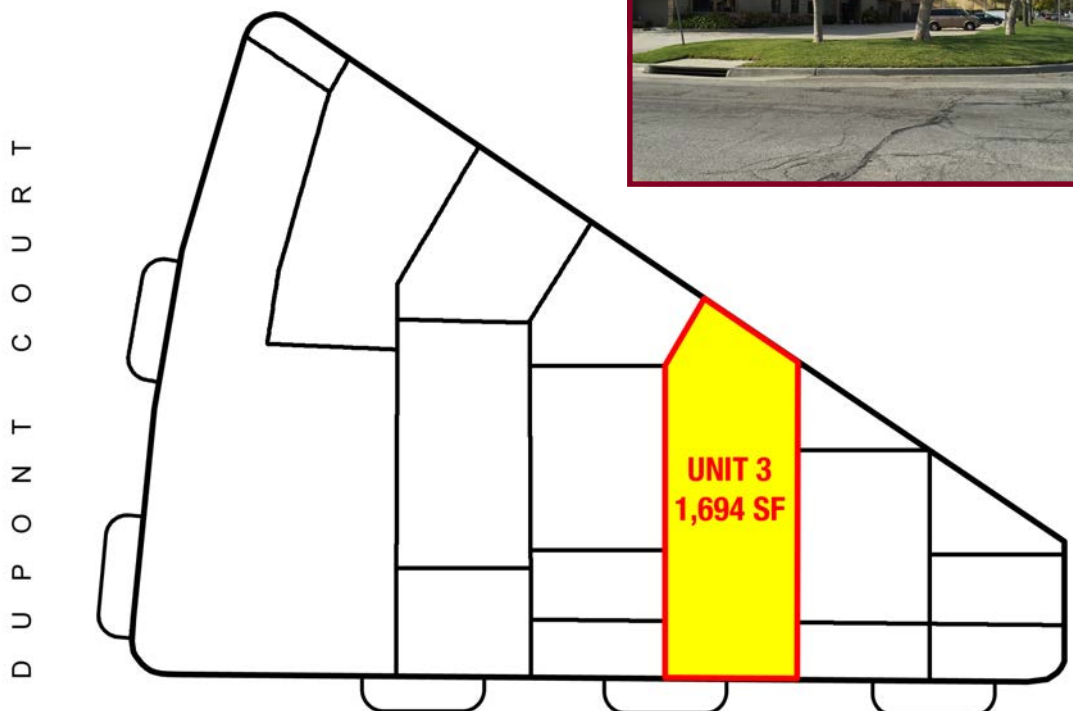
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SITE PLAN



E A S T M A N A V E N U E

NOT TO SCALE