

FOR SALE

2368 EASTMAN AVE

VENTURA, CA 93003

*6,850 SF Collector Garage
& Creative Office*

Industrial Condominium For Sale



KIDDER.COM

km Kidder
Mathews

PROPERTY OVERVIEW

ADDRESS	2368 Eastman Ave, Ste 11 & 12
APNS	084-0-150-115, 084-0-150-125
BUILDING SF	±6,850 (Ground Floor)
BONUS MEZZANINE	±1,389 SF (Bonus Storage & Loft)
OFFICE %	10%
YEAR BUILT / RENO.	1982 / 2026
GRADE DOORS	One (1) 10' x 12'
CLEAR HEIGHT	17'
POWER	400 Amps – Expandable to 600 (Buyer to Verify Power)
SPRINKLERS	Yes
PARKING	15 Reserved Spaces
ZONING	MPD

PROPERTY HIGHLIGHTS

Ideal for Vehicle Collector, Private Garage or
Creative Owner-User

Prominent Corner / End-Unit Location

Open, High-Image Warehouse Environment

Creative Office / Flexible Workspace

Upgraded LED Lighting & Electrical

Polished Concrete Warehouse Floors

\$2,499,000

TOTAL SALE PRICE

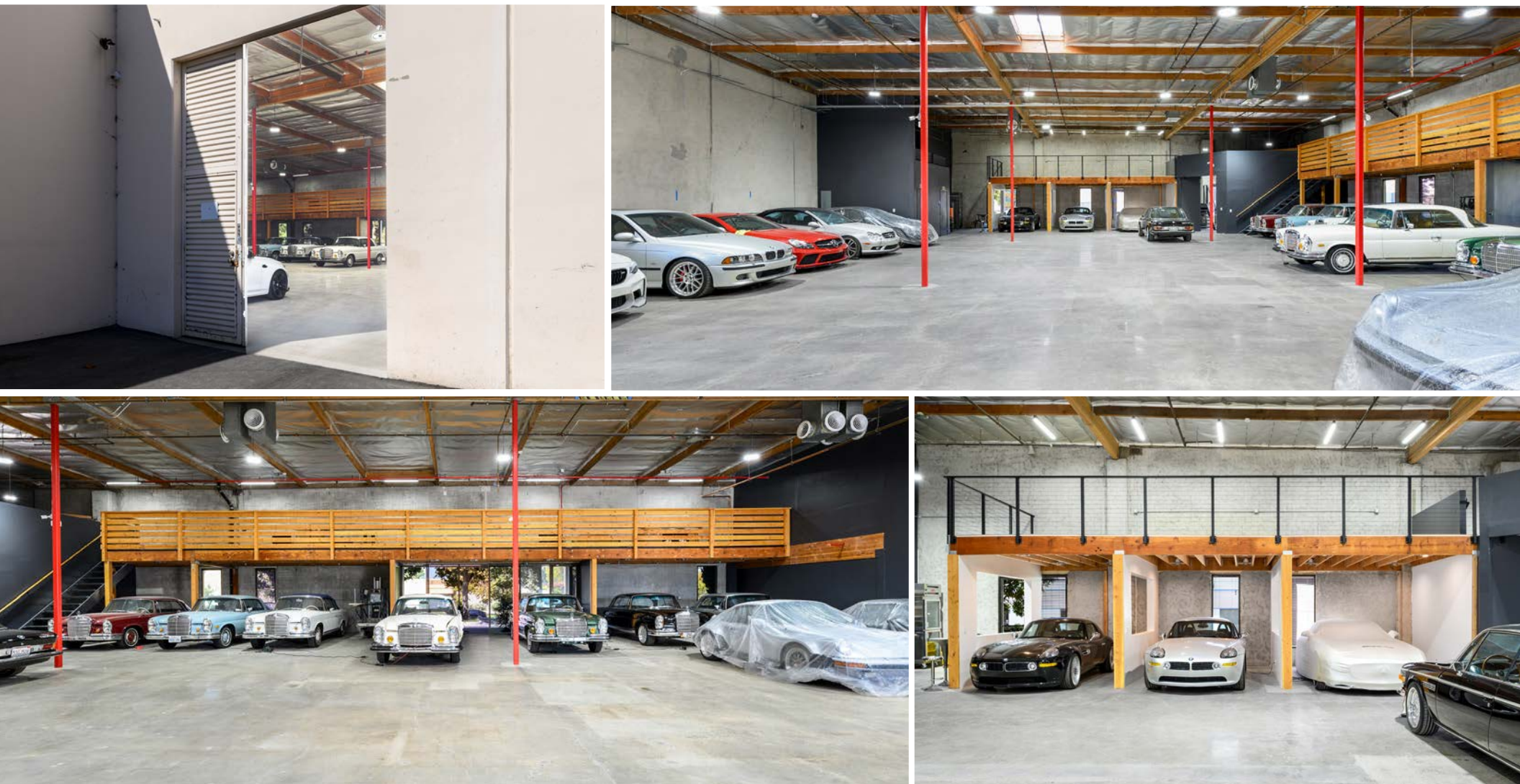
\$365/SF

SALE PRICE PER SF



2368 EASTMAN AVE

PROPERTY PHOTOS

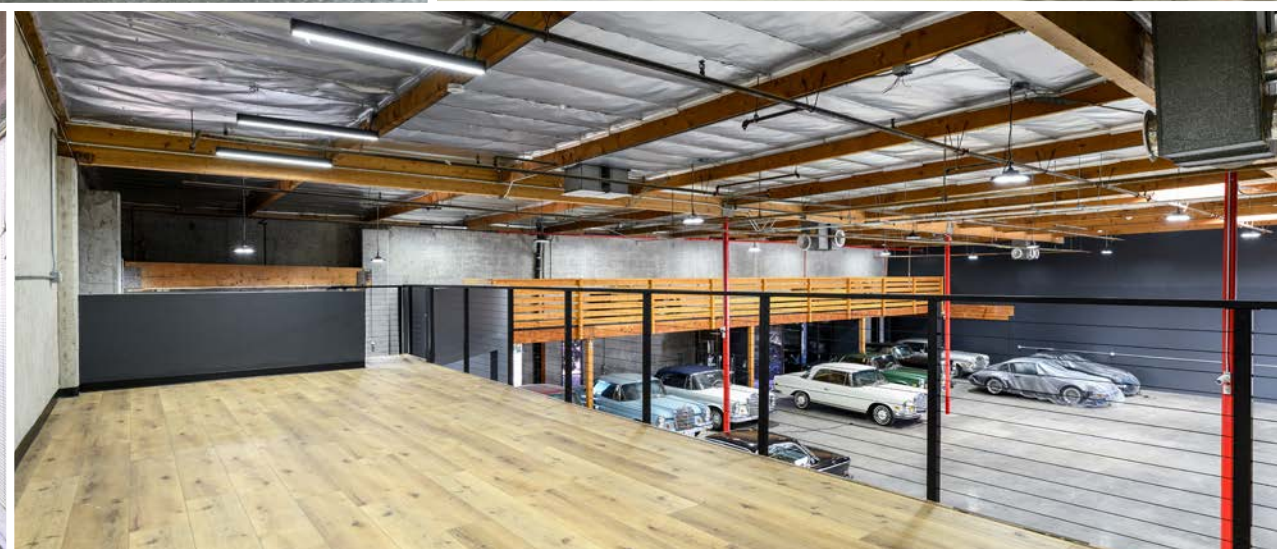
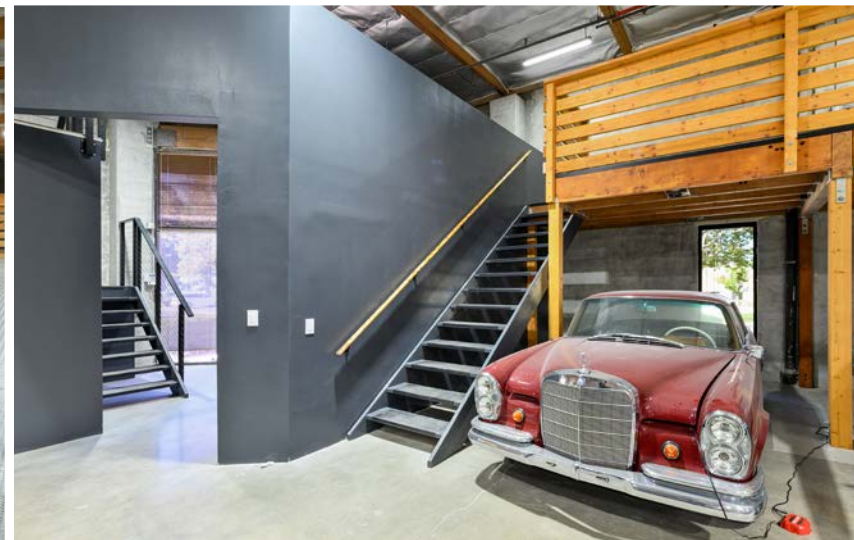
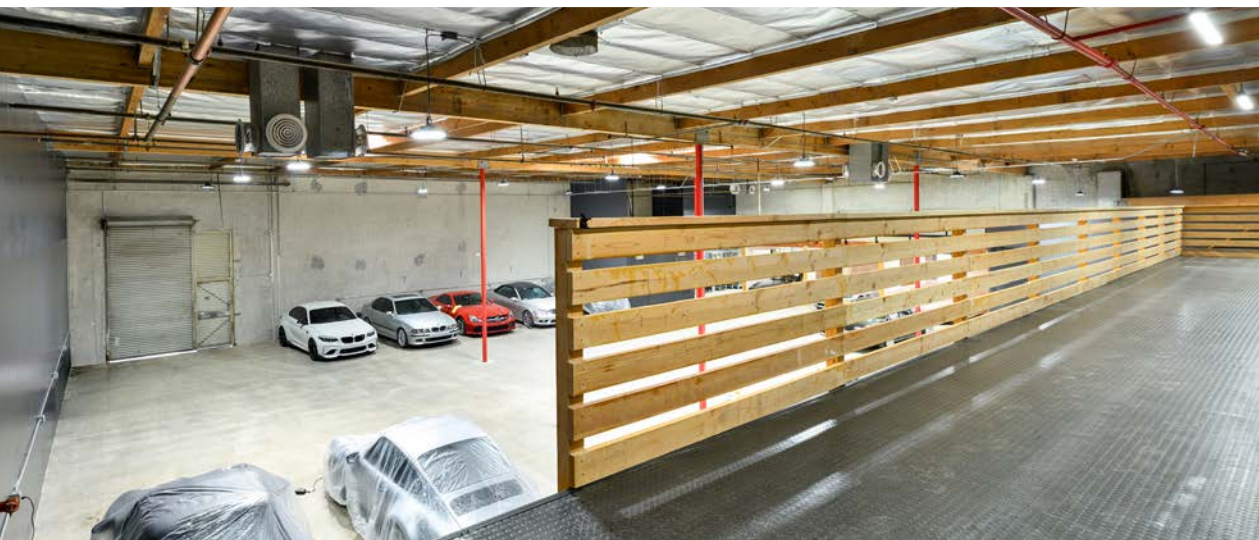


AVAILABLE FOR SALE

KIDDER MATHEWS

2368 EASTMAN AVE

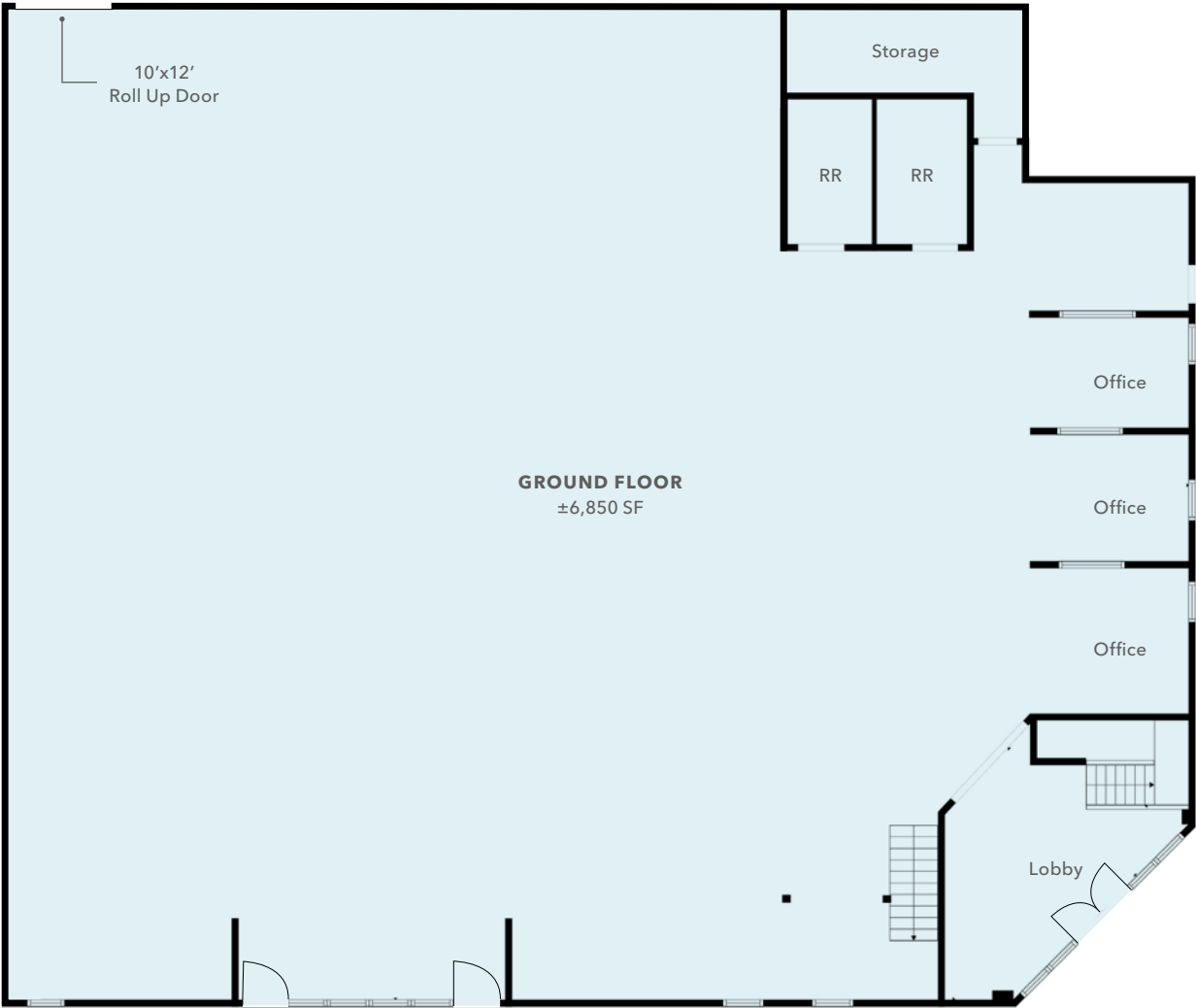
PROPERTY PHOTOS



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KIDDER MATHEWS

GROUND FLOOR PLAN

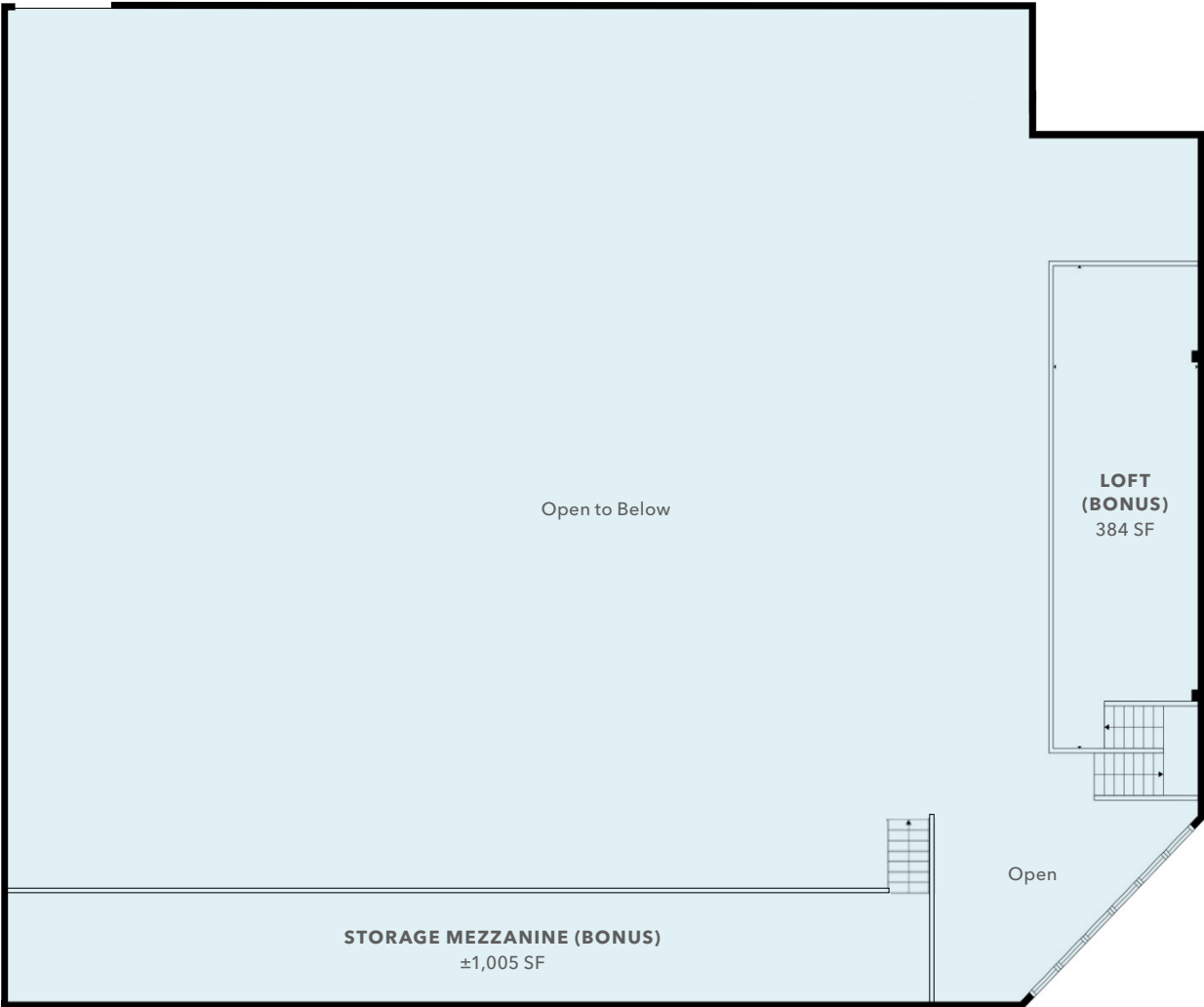


FLOOR PLAN NOT TO SCALE

MEZZANINE PLAN

±1,389 SF

TOTAL BONUS MEZZANINE / LOFT AREA



FLOOR PLAN NOT TO SCALE



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Exclusively listed by

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