

FOR LEASE

REFURBISHED TILT-UP CONCRETE INDUSTRIAL WAREHOUSE BUILDING

487 CALLE SAN PABLO
CAMARILLO, CA 93012



PAUL HERMAN

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PROPERTY OVERVIEW

NEWLY REFURBISHED TILT-UP CONCRETE INDUSTRIAL WAREHOUSE BUILDING AVAILABLE IN PRIME CAMARILLO

24,992 SF BLDG | 53,143 SF LOT

TWO UNITS 11,453 SF & 13,539 SF AVAILABLE SEPARATELY OR COMBINED

24,992 SF concrete tilt-up warehouse situated on a 53,143 SF lot in a clean, quiet Camarillo industrial park. Fully refurbished in 2026 with a new roof, HVAC, and remodeled offices, the building offers 20 foot clear height, heavy three-phase power, and two 12x14 ground level loading doors. Office space totals 6,400 square feet, including a finished mezzanine, with 48 car parking in a wrap-around yard.

Divisible into two units of 11,453 and 13,539 square feet, each separately metered for power and gas, the space suits a single user or two tenants. Just three minutes from the 101 Freeway, it's vacant and ready for immediate occupancy on an industrial gross lease with no NNN or CAM charges.

LEASE RATE: \$1.15 PSF Industrial Gross



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KEY FEATURES

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TOTAL SPACE:	24,992 SF
MINIMUM DIVISIBLE:	11,453 SF / 13,539 SF
OFFICE SIZE:	6,400 SF
YEAR BUILT:	1982
PROPERTY TYPE:	Industrial
PROPERTY SUBTYPE:	Warehouse
SERVICE TYPE:	Industrial Gross
RENTAL RATE:	\$1.15 PSF / Per Month



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PROPERTY HIGHLIGHTS

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- » Units separately metered for power and gas utilities
- » Heavy power with 3 panels of 400A 480V 3P 3W and two 400A 208V 3P 4W panels
- » Fully refurbished in 2026 with new roof overlay, foil insulation, HVAC units, loading doors, and office and restroom remodel
- » 20' clearance height and fully sprinklered
- » 48 car parking in wrap-around yard
- » Two 12' x 14' ground level loading doors
- » 6,200 SF of office (including 3,200 SF finished office mezzanine)



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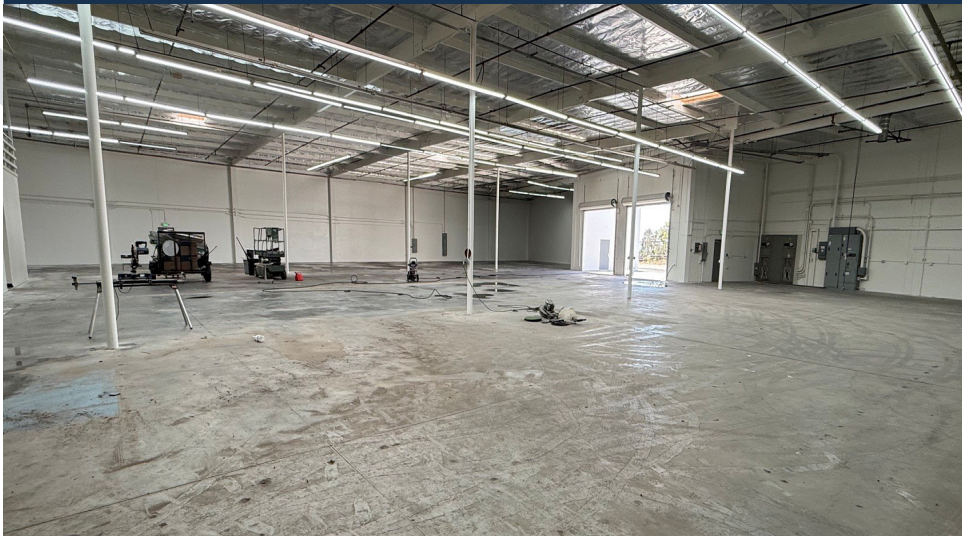
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WAREHOUSE PHOTOS

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OFFICE PHOTOS

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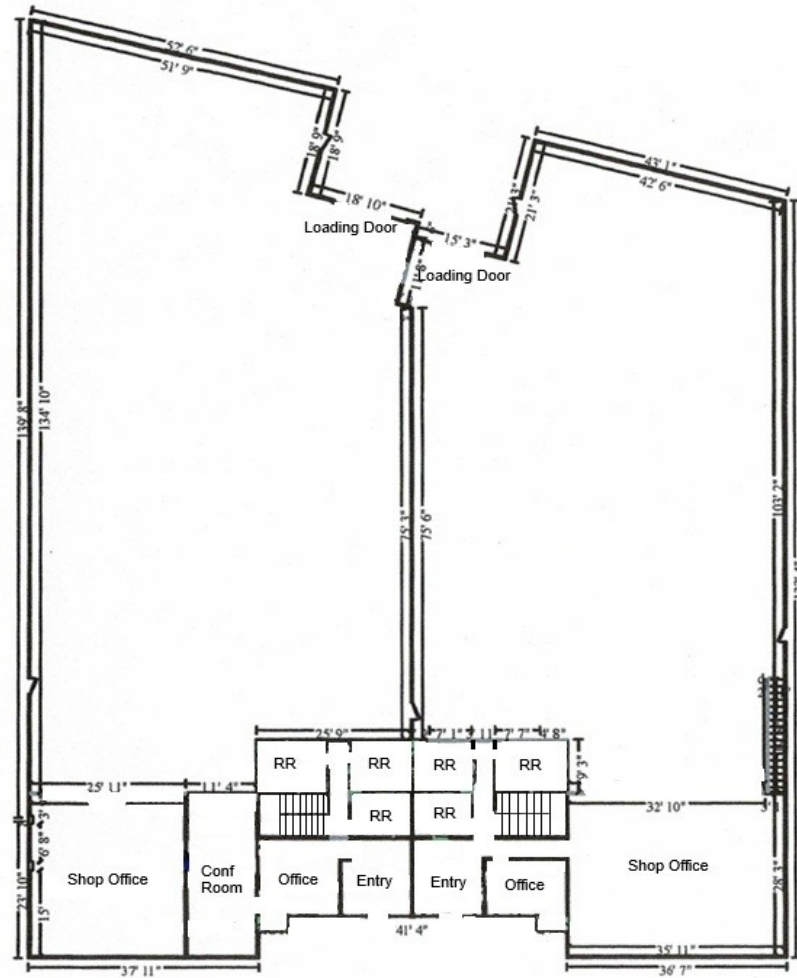
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1ST FLOOR PLAN

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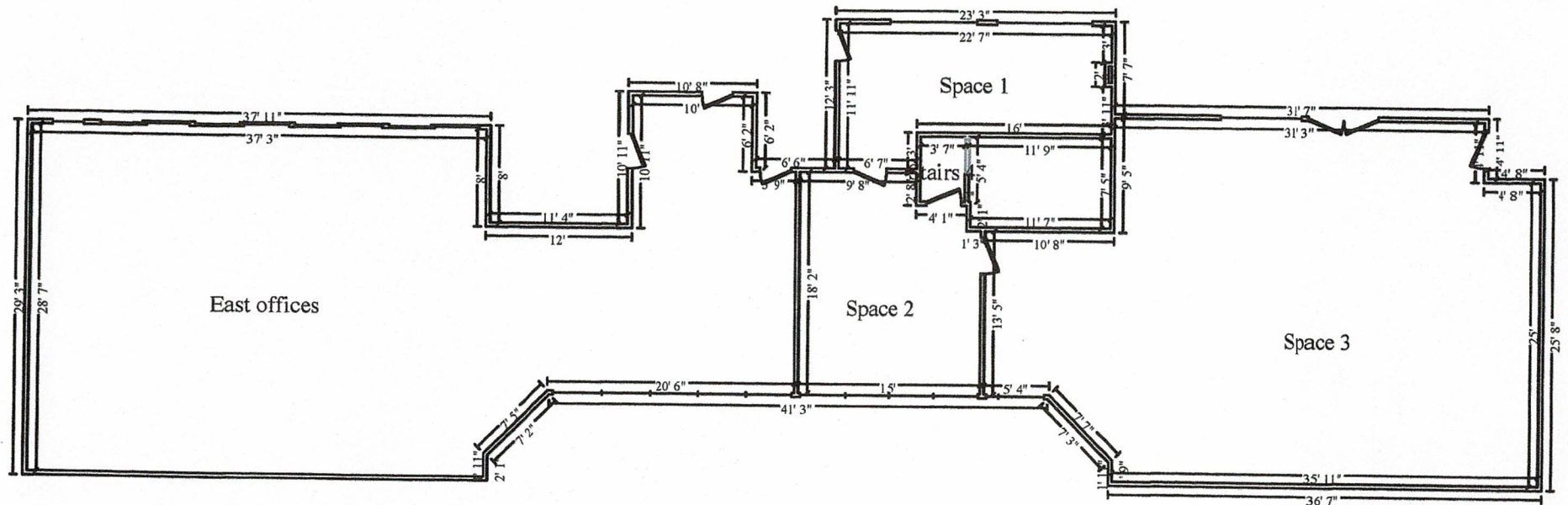
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MEZZANINE FLOOR PLAN

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COMMUNITY HIGHLIGHTS

487 CALLE SAN PABLO
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Located in Ventura County along the 101 Freeway corridor, Camarillo is a well-established Southern California city with a population of roughly 70,000 and a median household income of around \$113,428. The city offers a business-friendly environment supported by a skilled local workforce, with healthcare, manufacturing, and professional and technical services ranking among its largest employment sectors. Camarillo's central location within the Oxnard-Thousand Oaks-Ventura metro area provides convenient access to Los Angeles, Santa Barbara, and the broader Tri-County region, making it an attractive base for industrial and commercial operations.

Known for its clean, well-maintained industrial parks and quality of life, Camarillo combines small-town character with strong regional connectivity. Its proximity to major freeways, a stable local economy, and established business community make it a sought-after location for warehouse, distribution, and light industrial users seeking efficient access to Southern California's broader logistics network.

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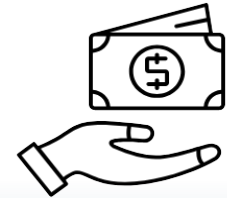
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AREA DEMOGRAPHICS

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1-MILE RADIUS

- » Total Population: 8,412
- » Households: 2,977
- » Average Age: 39 years
- » Median Household Income: \$102,128
- » Average Household Size: 2.70
- » Median Home Value (2025): \$812,422

3-MILE RADIUS

- » Total Population: 64,898
- » Households: 23,535
- » Average Age: 41 years
- » Median Household Income: \$112,787
- » Average Household Size: 2.70 persons
- » Median Home Value (2025): \$787,911

5-MILE RADIUS

- » Total Population: 89,366
- » Households: 32,669
- » Average Age: 43 years
- » Median Household Income: \$122,103
- » Average Household Size: 2.60 persons
- » Median Home Value (2025): \$838,812

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BROKER CONTACT



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