

INDUSTRIAL FOR SALE

AVAIL SF: 27,325

TOTAL BLDG SF: 27,325



ADDRESS 1700 Emerson Ave., Oxnard CA ZIP 93033

Heavy Power - 3,000 Amps 480 Volt Service
Brand New Roof (2025)
New Exterior & Warehouse Paint (2025)
New LED Warehouse Lighting (2025)
Dock & Ground Loading
Opportunity Zone

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term _____
SALE PRICE \$ 6,995,200 Price/SF \$ 256.00 Possession COE Tax \$ TBD Yr _____
Avail SF 27,325 Power A 3,000 V 277-480 Ø 3 W 4
Min. SF 27,325 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 61,855 Truck Hi Pos 1 Dim 12 x 14
Const CTU Roof NONE Grd Lev Drs 1 Dim 12 x 14
Rail NONE Unfin Ofc Mezz SF _____ Incl in Avail SF N Restrooms: 4
Sprinklered YES Min Clear Height 18 OFFICE DATA Office SF 4,000 # 11
Pkg 62 Yard No Yr Blt 1986 A/C Y Heat N Fin Ofc Mezz SF _____ Incl in Avail SF N
Thomas Bk Pg# 0- Zone _____ To Show Call Broker Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445, Jonathan Wolk (805) 844-7426 Region VEN Listing # _____
FIRM IPA Commercial
FTCF _____ Notes Buyer to verify all information herein including power service and office square footage.



(805) 844-1000

F L O O R P L A N
1700 Emerson Ave
Oxnard, CA 93033
Parcel ID: 220-0-271-035
Building Size: 27,325 SF

