



Virtual Tour

1901 1901

1901 Eastman Ave, Oxnard, CA 93030



+/- 49,876 SF Class-A Industrial Building
Available for Owner-User/Investment Sale
Asking Price: \$13,412,000

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PROPERTY HIGHLIGHTS

49,876 SF 2.98 Acres | 24' - 26' Clearance Height | Heavy Power



Owner User or Investment
Available for Sale



+/- 10,857 SF Cold Storage
Three (3) Refrigerated Rooms (38° - 50°)



+/- 5,794 SF Offices
3,232 SF Ground Floor
2,562 SF Mezzanine Offices



Dock-High Loading
Four (4) Dock High Loading Doors (9' x 10')



Grade Level Loading
One (1) Grade Level Loading Door (12' x 14')
Potential to Add Two (2)



Sprinklered
Fire Protection System



Heavy Power
1,600 AMPs, 480Y/277V, 3PH, 4W (Verify)



2.0 / 1,000
100 Parking Spaces



Spotless Condition
Move-In Ready



1901 EASTMAN AVENUE

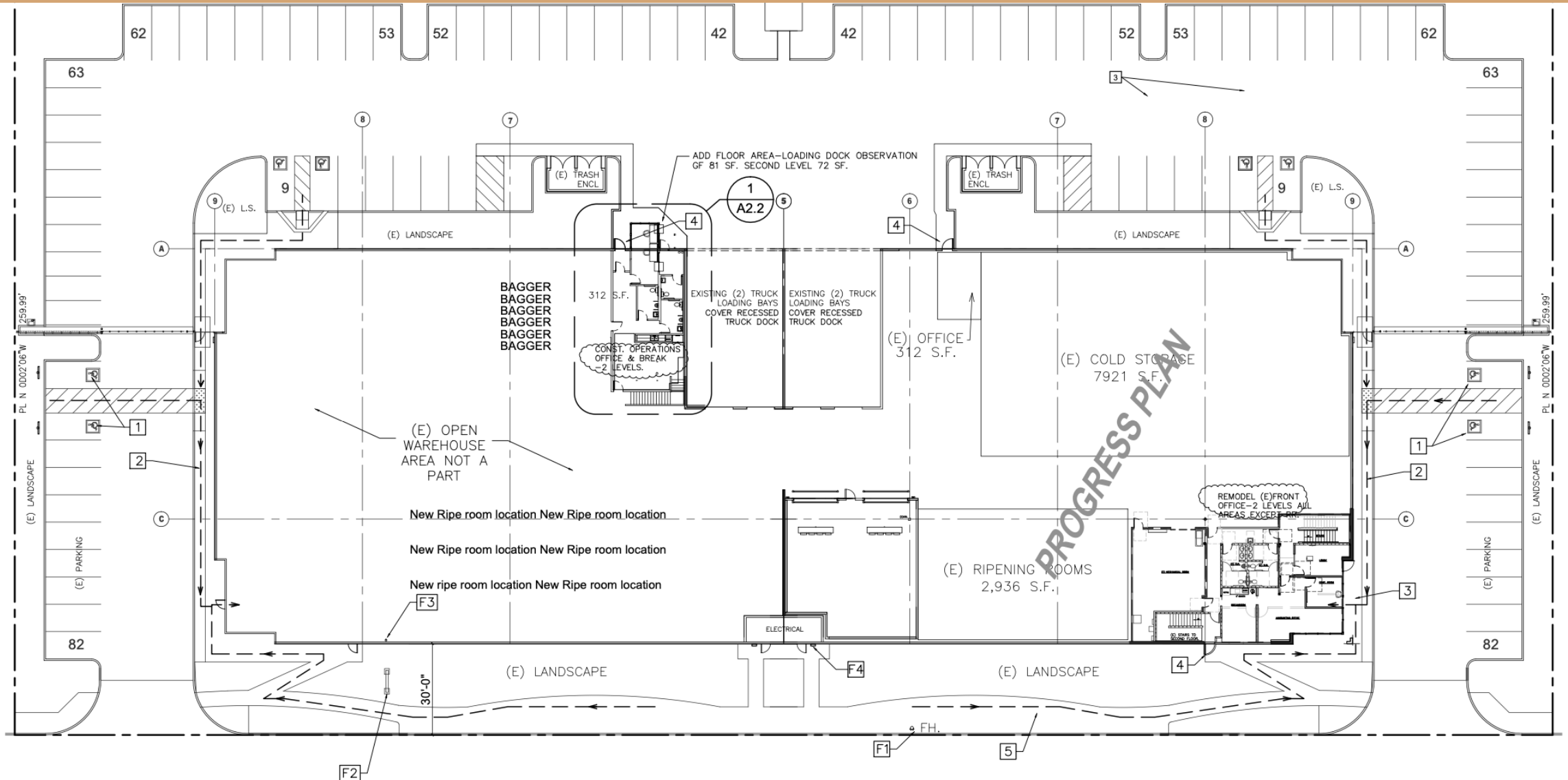
PROPERTY AERIAL



SITE PLAN

(E) LANDSCAPE

(E) LANDSCAPE



1 SITE PLAN
 SCALE: 1"=20'-0"
 0 20' 40' 60' 80'

LOCATION OVERVIEW

101 VENTURA FWY

S ROSE AVE.

S RICE AVE.

1901 EASTMAN AVE



2 Mi from 101 Freeway 101 Freeway Proximity	0.6 Mi to Rice Avenue Central Oxnard Location
Opportunity Zone Tax Incentive Eligible	Minutes to Port Hueneme Direct Port Access

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