

1621 S. ROSE AVE.,
Oxnard, California

**INDUSTRIAL BUILDING
FOR LEASE**



1621

US ORCHID & GREENHOUSE SUPPLIES
SAL INTERNATIONAL

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY INFORMATION

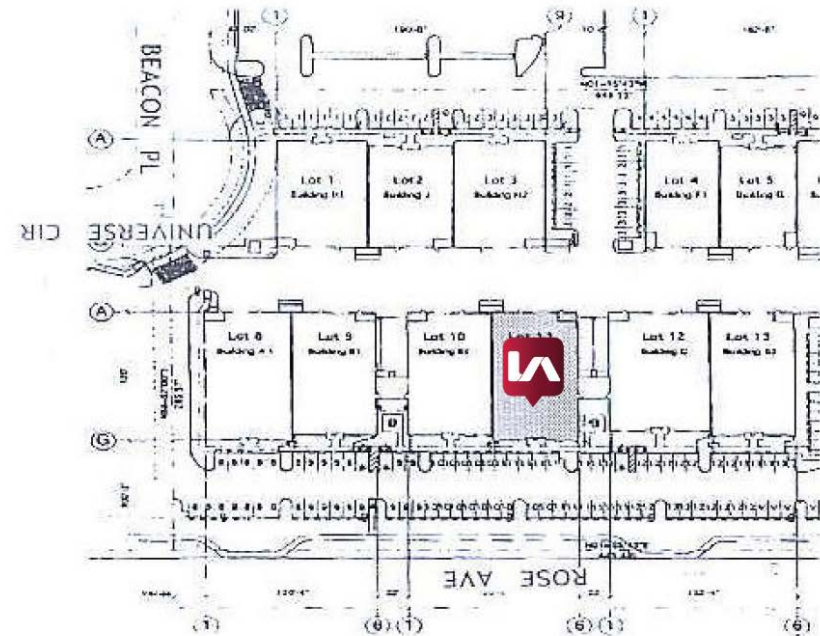
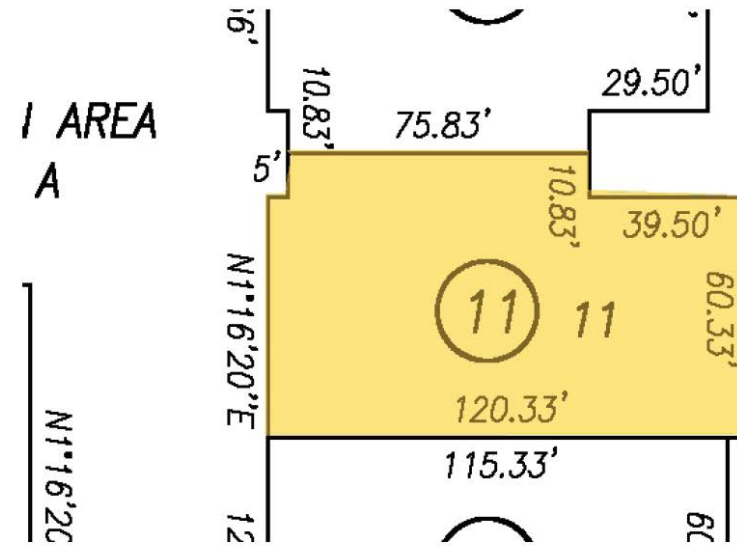
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|----------------|--|
| ADDRESS | 1621 S. Rose Ave., Oxnard, CA 93033 |
| AVAILABLE SIZE | 7,200 SF |
| OFFICE SIZE | ±1,500 SF |
| PARCEL SIZE | 8,081 SF |
| CLEAR HEIGHT | 16 Feet |
| POWER | 400A 277-480V 3P4W |
| LOADING | One (1) Dock High One (1) Ground Level |
| PARKING | 20 Stalls |
| LEASE RATE | \$1.10 PSF NNN |

1 DH / 1 GL
LOADING

16 FEET
CLEAR HEIGHT

\$1.10 PSF
LEASE RATE

LOW NNN
EXPENSES



FLOOR PLAN IS NOT TO SCALE





DOCK HIGH
LOADING



±7,200 SF
INDUSTRIAL SPACE



EXCELLENT ACCESS
TO 101 FREEWAY



FUNCTIONAL LAYOUT WITH
WAREHOUSE & OFFICE



AMENITIES MAP



Oxnard Airport

N Ventura Rd

S Oxnard Blvd

W 5th St

E Wooley Rd

S Rose Ave

Rice Ave

1

34

1621 S Rose Ave
Oxnard, CA

Oxnard

W Channel Islands Blvd

Saviers Rd

S Oxnard Blvd

S Rose Ave

Naval Base
Ventura County

N Ventura Rd

E Pleas

CVS pharmacy VONS Walgreens DELTACO
ALDI BP O'Reilly McDonald's 7-ELEVEN SUBWAY
jiffylube

PLAZA CINEMAS metro PCS boost STARBUCKS COFFEE COLD STONE CREAMERY
Mechanics Bank Western Dental SUBWAY

VALERIA SUPERMARKETS T-Mobile...
7-ELEVEN metro PCS PEPBOYS AUTO

CVS pharmacy ARCO Best Western
Domino's ampm Western Dental

Smart & Final ESPORTA FITNESS Denny's
STARBUCKS COFFEE W WENERSCHNITZEL KFC BURGER KING metro by T-Mobile
Burlington Waba Grill

CARQUEST BIG BRAND TIRE & SERVICE
enterprise

McDonald's StorQuest SELF STORAGE
SUBWAY

Walmart SUPERIOR GROCERS HARBOR FREIGHT TOOLS El Super
d's DISCOUNTS PIZZA HUT O'Reilly at&t metro WING STOP
DOLLAR TREE UNITED STATES POSTAL SERVICE TACO BELL PapaJohns WELLS FARGO cricket
AutoZone Bank of America SUBWAY WSS

Walgreens The Pharmacy. Access. Inno.
Jack in the box PANDA EXPRESS STARBUCKS COFFEE CHARLEY'S
Waba Grill FITNESS 19

LOCATOR MAP



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