

# INDUSTRIAL

396 Dawson Drive, Camarillo



## 1,540 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

For More Information  
Please Contact:

**GRANT HARRIS**

805.626.1212  
gharris@lee-re.com  
www.gharris-re.com  
Lic # 01029619

**JOHN OCHOA, SIOR**

805.626.1208  
jochoa@lee-re.com  
www.johnchoa-re.com  
Lic # 00986604

[www.lee-associates.com](http://www.lee-associates.com)

Lee & Associates - LA North/Ventura, Inc.  
Corporate ID #01191898  
A Member of the Lee & Associates  
Group of Companies  
2775 N Ventura Road, Suite 201  
Oxnard, CA 93036



COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

### PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Building | Units from 1,540 SF
- M-1 Zoning
- Within 1 Mile of 101 Freeway
- Available April 1, 2026
- **Lease Rate:** \$1.45 PSF Industrial Gross\*

\* Plus a \$0.08 per square foot Common Area Maintenance (CAM) fee. \$225.00/yr HVAC maintenance fee. \$50 non-refundable key deposit.



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## PROPERTY SPECIFICATIONS

Available SF	1,540	Year Built	1970
Total Bldg SF	POL	Power	100A 120/208V Ø3 W4
Land SF	POL	Loading	(1) GL (10'W x 10'H)
Office SF	170	Min Clear Ht	12' 10"
Zoning	M-1	Parking	2 Spaces

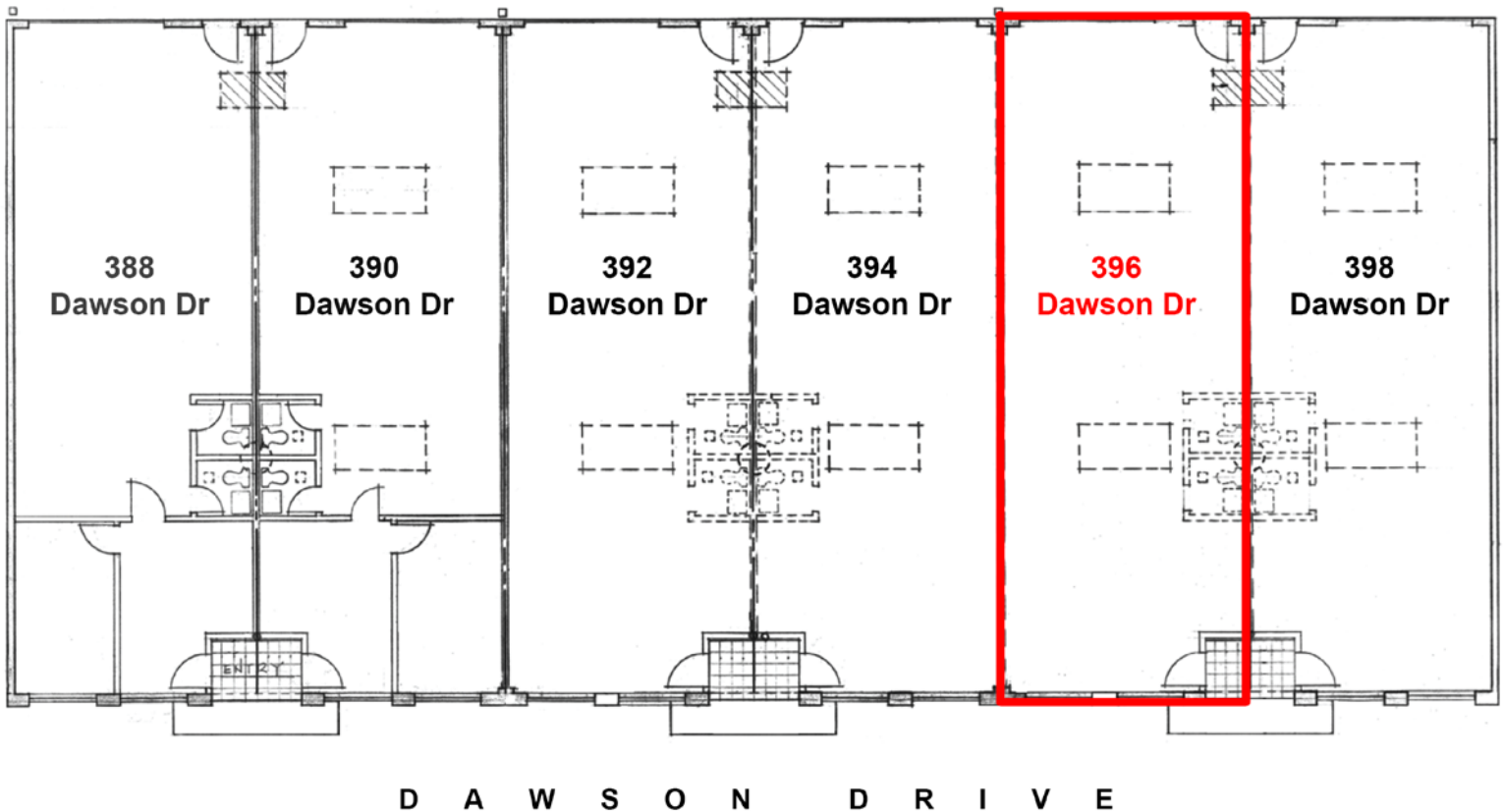
## LEASE INFORMATION

Square Feet	1,540
Lease Rate Per Mo	\$2,079
Lease Rate PSF	\$1.45*

\* Plus a \$0.08 per square foot Common Area Maintenance (CAM) fee. \$225.00/yr HVAC maintenance fee. \$50 non-refundable key deposit.

Tenant to verify all information.

## SITE PLAN



NOT TO SCALE