

32 N. WOOD RD | SUITE A | CAMARILLO, CA

FOR LEASE

INDUSTRIAL WAREHOUSE | 5,200 SF

LOCATED BETWEEN CAMARILLO AIRPORT AND 101 FREEWAY,
BETWEEN SPRINGVILLE AND CENTRAL. HIGHLY FUNCTIONAL INDUSTRIAL SPACE



KEY HIGHLIGHTS

5,200 SF Industrial Space

\$6,500.00/Month

\$1.25/SF Industrial Gross Lease

10 Parking Spaces

400 Amps, 3-Phase Power

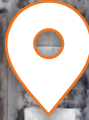
New Roof in 2024

PROPERTY INFORMATION

Available	5,200 sf (Suite A)
Lease Rate	\$6,500/Month (\$1.25/sf)
Lease Type	Industrial Gross
Term	Up to 5 years
Possession	8/1/2026
Building Size	16,083 sf (3 units total)
Lot Size	38,487 sf
Zoning	MPD
Sprinklered	No
Clear Height	16'
GL Doors	1 (14' x 14')
Power	400 Amps, 240V, 3 Phase, 4 Wire
Construction	Concrete Block
Year Built	1981 (New Roof 2024)
Warehouse HVAC:	Heat
Office Area	±1,000 sf
Restrooms	2
Office HVAC	Yes
Mezzanine	No
Parking	10 spaces (2/1,000 sf)
Use	Manufacturing / Warehouse
APN	230-0-132-015



32 N WOOD RD C,
CAMARILLO, CA



W VERDULERA ST

SPRINGVILLE DR

CAMARILLO AIRPORT

PROPERTY PHOTOS



GARY COHEN

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