

193 W PARK ROW AVE | VENTURA, CA

# FOR LEASE

2,400 SF

2,400 SF FREE-STANDING INDUSTRIAL BUILDING WITH GATED YARD



## PROPERTY INFORMATION

Address	193 W. Park Ave., Ventura, CA 93001
Building Size	2,400 SF
Lot Size	5,731 SF (0.132 Acres)
Rent per Month	\$ 4,500 per month
APN	071-0-142-280
Loading	2 Ground Level (10' W x 9'6" H)
Power	200A, 240V, 3-Phase & 200A 1-Phase
Built	Concrete Block with Center Line Columns
Clearance	12' Minimum
Restrooms	2 (Non-ADA)
Office	320 SF
Skylights	3
Water Heater	Electric Under Sink
Zoning	R3-5 (industrial use is grandfathered)
	Corner of Olive Street
	Fenced Yard
	Easy Freeway Access



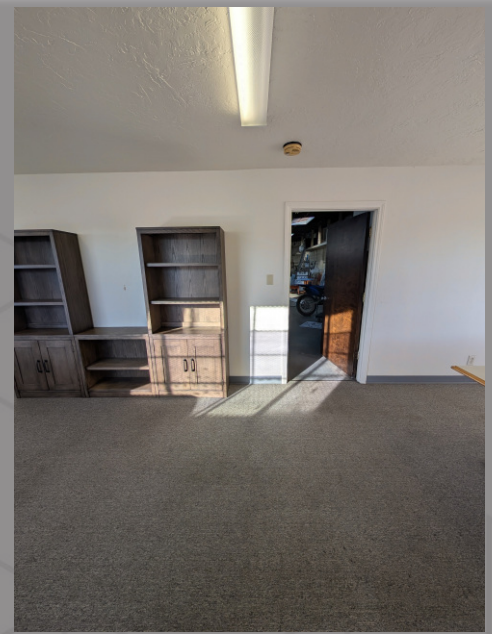
193 W PARK ROW AVE  
VENTURA, CA



VENTURA BEACH  
3 MILES  
←

SANTA BARBARA  
27 MILES  
→

PROPERTY PHOTOS



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