

CHANNEL ISLANDS BUSINESS PARK
12,942 – 27,834 SF BUILDINGS FOR LEASE



1350, 1400
& 1450

Stellar Drive

OXNARD | CA 93033

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

1350, 1400 & 1450 Stellar Drive

Located within the prestigious Channel Islands Business Center, 1350, 1400, and 1450 Stellar Drive offer premium industrial and commercial space in the heart of Ventura County. This highly functional and dynamic business hub is strategically positioned between Los Angeles and Santa Barbara, with easy access to the Ventura 101 Freeway, making it an ideal choice for businesses seeking a prime location. 1400 & 1450 Stellar Drive - These units feature a pass-through design, allowing for flexible occupancy options. - 1400 Stellar Drive offers 14,892 SF, while 1450 Stellar Drive provides 12,942 SF. - Both units can be leased separately or combined for a total of 27,834 SF, catering to a wide variety of business needs. 1350 Stellar Drive - Details of the available space at 1350 Stellar Drive are flexible and suited for a range of industrial or commercial uses, with features designed to enhance operational efficiency. Highlights - Convenient access to Ventura 101 Freeway - Customizable space options - Modern infrastructure in a master-planned industrial park.

ADDRESS	SIZE
1350 Stellar Dr.	11,165 SF
1400 Stellar Dr.	14,892 SF
1450 Stellar Dr.	12,942 SF
1400 & 1450 Stellar Dr.	27,834 SF

ASKING PRICE

\$1.15 / SF Gross

*\$0.58 / SF Gross For the First Year
on a 5-Year Lease Signed by
March 1, 2026

PROPERTY SUMMARY

LEASED



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Stellar Drive 1350



11,165 SF Available



1,146 SF Office with two Private Restrooms



28,226 SF Land Area



25 Parking Spaces



15' Clear Height



2 GL (12'x14') and 1 DH (12'x16')



600A/270 - 480v 3 p 4w Power



1988 Year Built



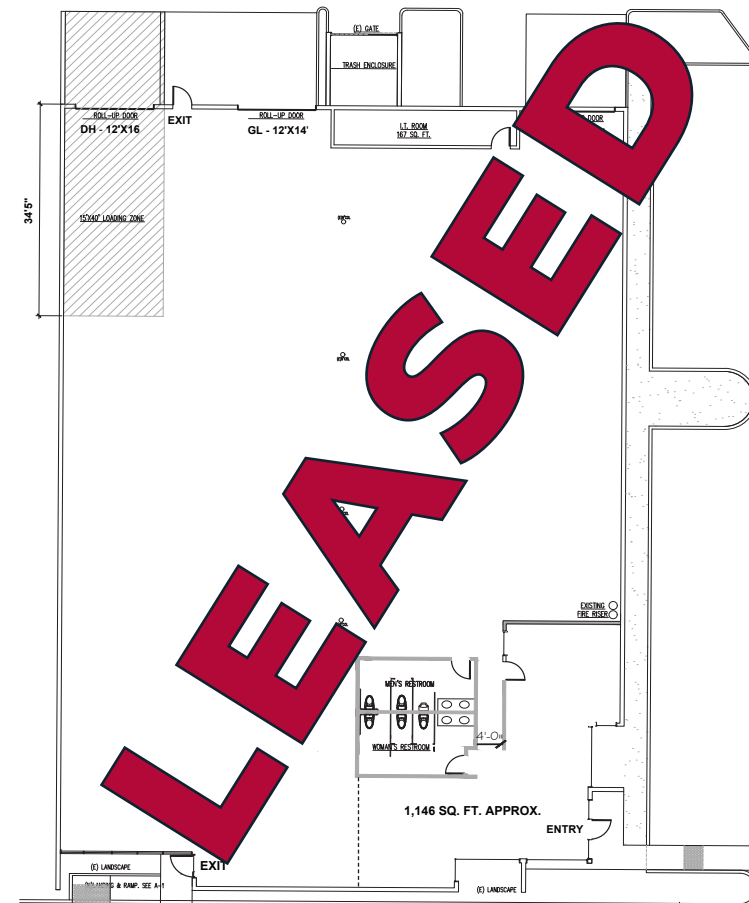
Newly Renovated



APN 220-0-295-175

BUILDING HIGHLIGHTS

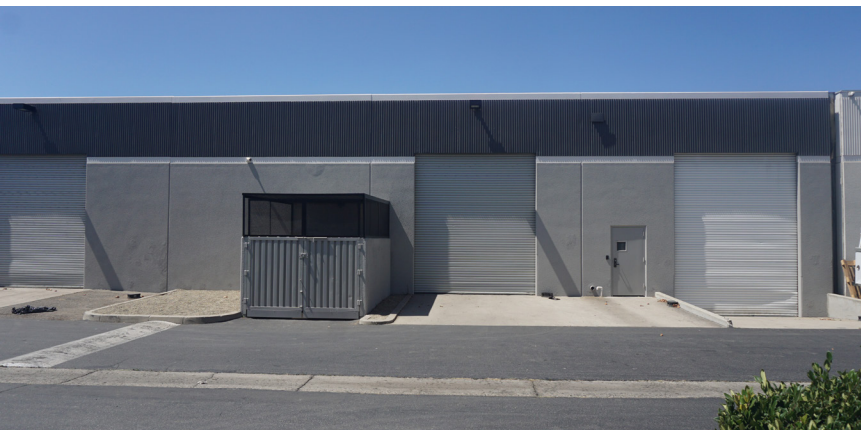
FLOOR PLAN



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

1350 Stellar Drive

PROPERTY PHOTOS



Stellar Drive 1400



14,892 SF Available



2,817 SF Office with two Private Restrooms



Conference
Room and Kitchenette



Lab Area



35,022 SF Land Area



26 Parking Spaces



15' Clear Height



1 GL (12'x14') and 1 DH (12'x16')



600A/270 - 480v 3 p 4w Power



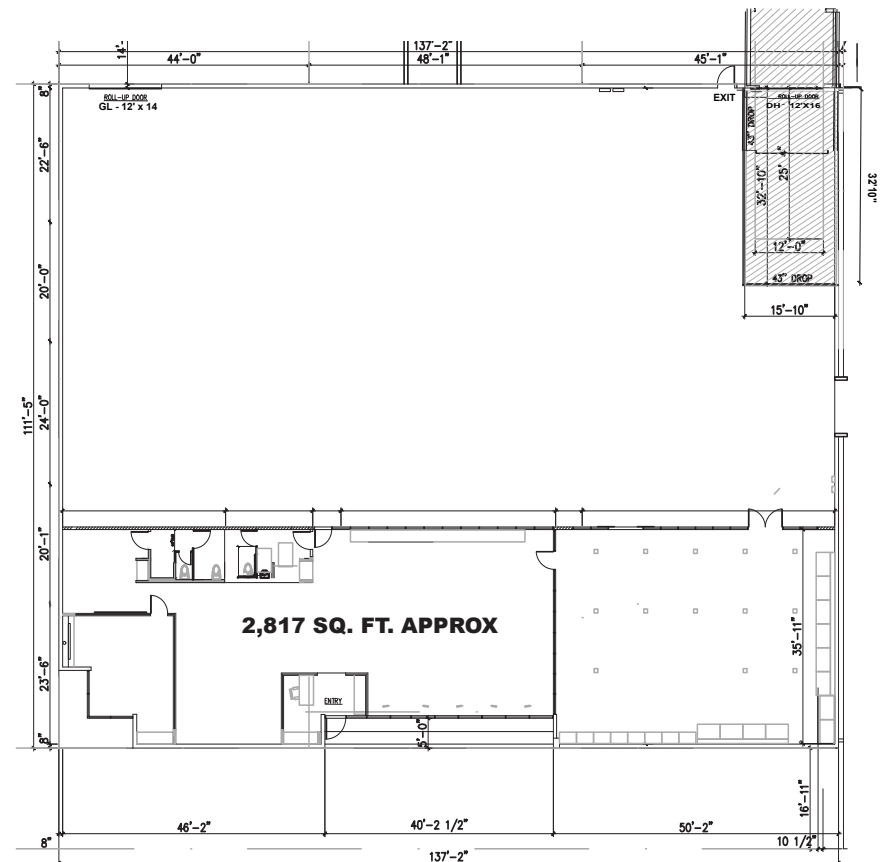
1988 Year Built



APN 220-0-295-165

BUILDING HIGHLIGHTS

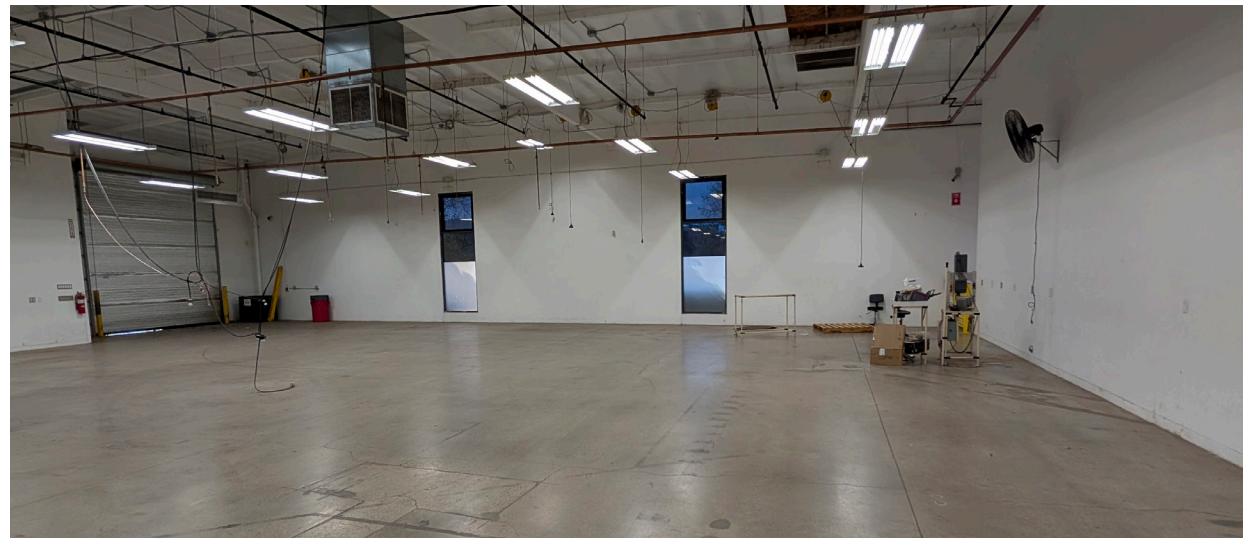
FLOOR PLAN



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1400 Stellar Drive

PROPERTY PHOTOS



1450 Stellar Drive

PROPERTY PHOTOS

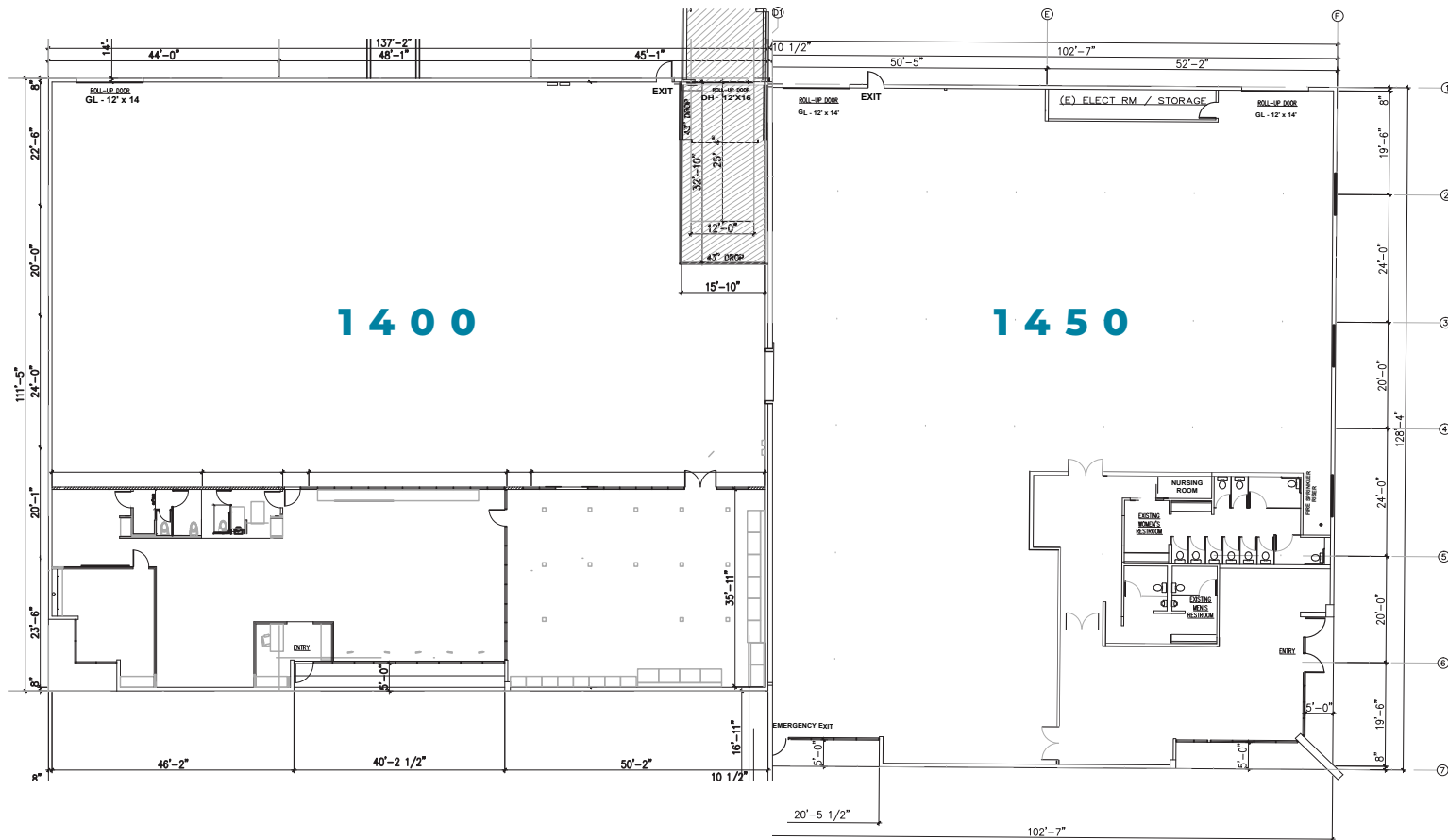


Stellar Drive

1400-1450

BUILDING HIGHLIGHTS

FLOOR PLANS



1400 Stellar Dr | 14,892 SF



1450 Stellar Dr | 12,942 SF

Can be leased individually or combined for 27,834 SF

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1350, 1400 & 1450 Stellar Drive



LOCATION



OXNARD AIRPORT
3.3 MILES | 12 MINS



OXNARD
1.8 MILES | 4 MINS



CA-34
1.4 MILES

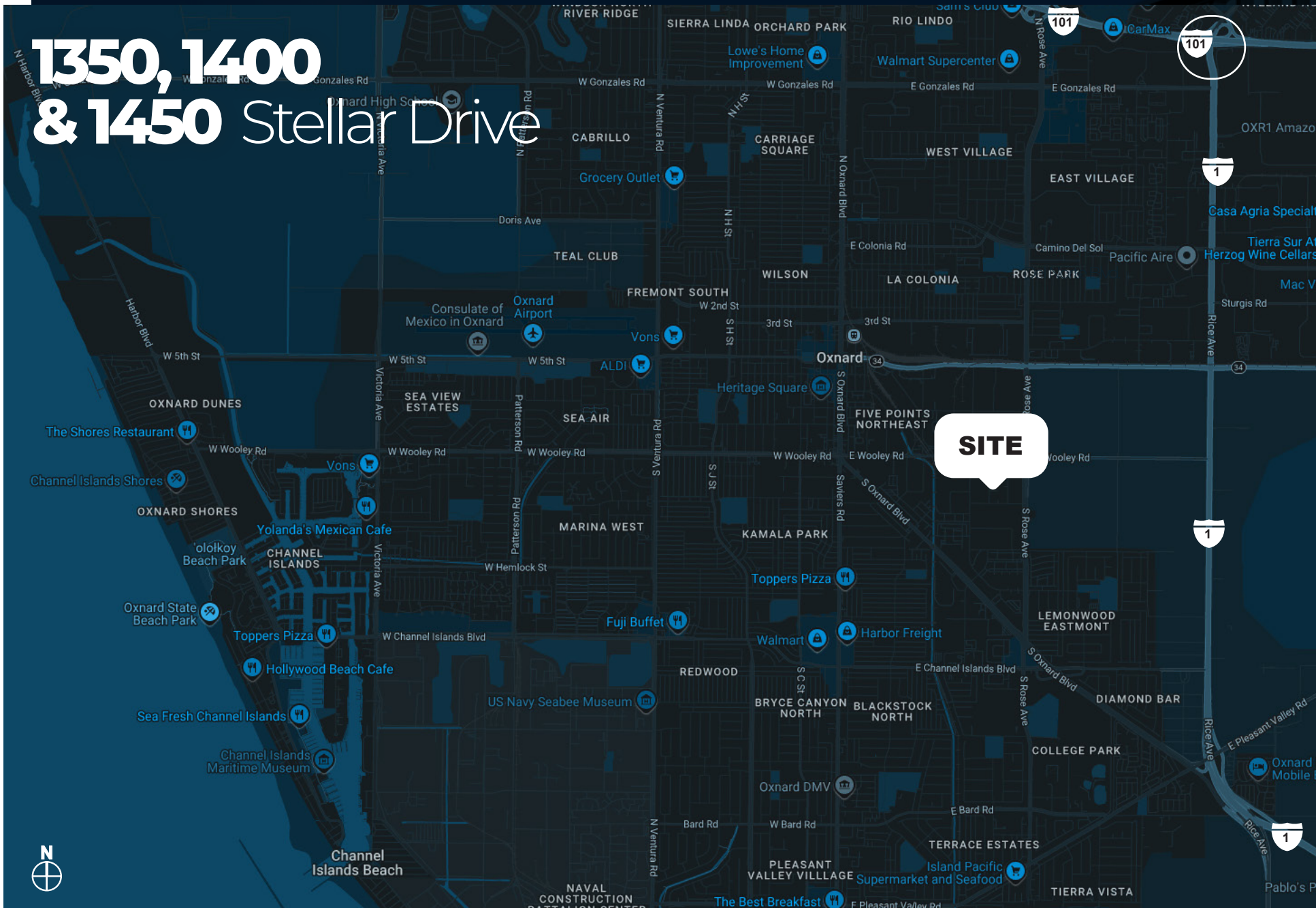
CA-1
1.9 MILES

101 HIGHWAY
3 MILES

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1350, 1400 & 1450 Stellar Drive



Industrial

1350, 1400
& 1450

Stellar Drive

O X N A R D | C A 9 3 0 3 3

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