

# INDUSTRIAL SPACE FOR LEASE

2350 Eastman Ave, Oxnard, CA



## INDUSTRIAL SPACE AVAILABLE FOR LEASE

For More Information  
Please Contact:

### GRANT HARRIS

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LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.  
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A Member of the Lee & Associates  
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2775 N Ventura Rd, Suite 201  
Oxnard, CA 93036  
www.lee-associates.com

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

- Well Maintained Multi-Tenant Industrial Building/Units from 1,000 SF
- M-1 Zoned | Multiple Uses
- 1 Block Off Rice Avenue
- High Visibility

\*\$140 (\$0.14 per square foot) monthly Common Area Maintenance (CAM) fee in addition to lease rate. \$225.00/yr HVAC maintenance fee. \$50 non-refundable key deposit.



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## PROPERTY SPECIFICATIONS\*

<b>Available SF:</b>	1,000-1,912 SF	<b>Year Built:</b>	2004
<b>Total Bldg SF:</b>	13,824 SF	<b>Power:</b>	100-200A 120-208V <i>per unit</i>
<b>Land SF:</b>	POL	<b>Loading:</b>	(1) GL 10' x 12' <i>per unit</i>
<b>Office SF:</b>	Varies	<b>Min Clear Ht:</b>	15.5 Feet
<b>Zoning:</b>	M1	<b>Parking:</b>	2/1,000

*Tenant to verify all information.*

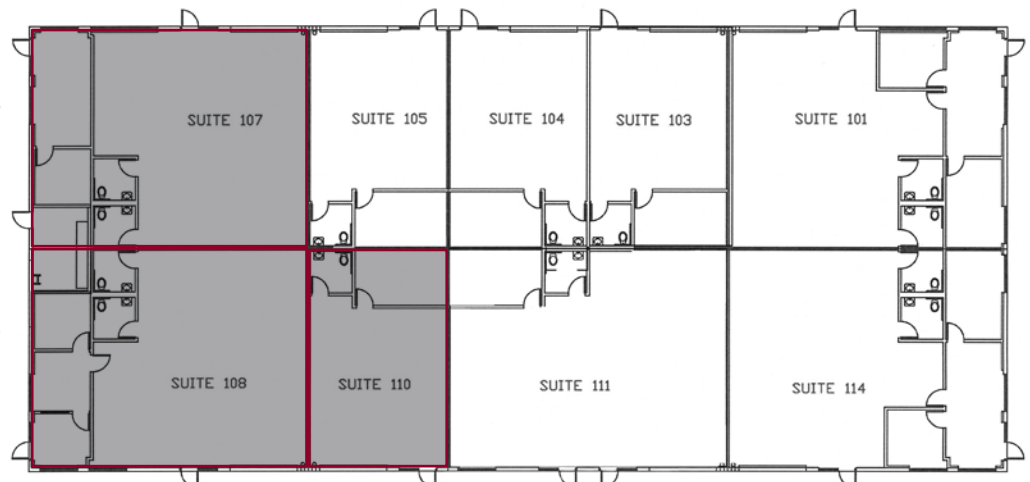
*\*Per Unit*

## LEASE INFORMATION

UNIT	SIZE	PRICE/SF	PRICE/MO
107	1,912 SF	\$1.40 Industrial Gross*	\$2,676.80
108	1,912 SF	\$1.40 Industrial Gross*	\$7,676.80
110	1,000 SF	\$1.45 Industrial Gross*	\$1,450.00

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## SITE PLAN



NOT TO SCALE

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