

INDUSTRIAL FOR LEASE

AVAIL SF: 15,952

TOTAL BLDG SF: 47,952



ADDRESS 318 GRAVES AV, OXNARD CA ZIP 93030

**Great Corner Location In Seagate Business Park
Rare 28' Clear CTU Warehouse w/ Dock High Loading
1,867 SF Of Offices Nicely Remodeled In 2006
.45/3,000 Fire Sprinklers & 400 Amps 277/480 Power**

LEASE RENTAL \$ 8,295 /mo Gross _____ Net 0.520 Term 3-5 Yrs Annual COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Possession D-11/01/11 Tax \$ 14,038.00 Yr 2010-2011
 Avail SF 15,952 Power A 400 V 277-480 Ø 3 W 4
 Min. SF 15,952 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 1 Dim 10X10
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12X14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
 Sprinklered YES Min Clear Height 28 OFFICE DATA Office SF 1,867 # 4
 Pkg 27 Yard No Yr Blt 1991R06 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 523-B5 Zone ML To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Douglas F Wax, MIB (805)983-2200 x116, Michael L Wax Region VEN Listing # 1235238
(805)983-2200 x113 FIRM Industrial Park 09/03/10
 FTFCF AP300Y200S200/AOAA Notes Occupied. Taxes for entire building (\$42,542.92). NNN's currently 10.3¢ psf. Sp. Feat: Part of Industrial Park. Sprinklers: 0.45/3000. Entire building now for sale \$4,995,000 (\$104.17/sf)

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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