

Industrial For Sale



Available SF: 46,445

Total Building SF: 46,445



Address: 520 Graves Ave, Oxnard, CA 93030
Cross Streets: Camino del Sol/N Rice Ave
Park Name: Maulhardt Industrial Center

**Excellent Warehouse/Distribution Facility - 2003 CTU Const.
Prime Corner Site in Maulhardt Industrial Center
Great Oxnard Location @ Camino Del Sol 1 Mile from 101 Fwy
24' Minimum Clear Height & 2 Position Truckwell
7,482 Sq. Ft. of Deluxe 2-Story Office
Low NNN's, Only 8.2¢ PSF!!**

Price/SF: \$99.04

Sale Price: \$4,600,000

Taxes: \$33,830, 2011

Also For Lease

Available SF: 46,445

Const Status/Yr Blt: Existing/2003

Region: Ventura

Zoning: ML

Ground Level Drs: 2 / 12 X 14

Sprinklered: Yes

Finished Ofc Mezz: 3,129 sf

Include In Avail: Yes

Rail Service: No

Listing Company: Industrial Park Associates - Oxnard (805) 983-2200

Agents: Douglas Wax President (805) 983-2200x116, Michael Wax Vice President (805) 983-2200 x113

Roof Type:

Construction Type: Tilt-up

Specific Use: Bulk Warehouse

Lot Size: 99,169 SF / 2.28 AC

Dock High: 2 / 10 X 10

Yard: No

Unfinished Mezz: No

Include In Avail: No

Heat/Cool:

Parking: Ratio: 1.8:1 / Spaces: 85

Thomas Guide: 492-A5

APN #: 214-0-041-145

Office SF / #: 6,870 / TBD

Office Air: **Office Heat:**

Clear Height: 24

A: 600 **V:** 277-480 **Ø:** 3 **W:** 4

Restrooms: 4

To Show: Call Agent

Property ID/Listing #: 696925/591518

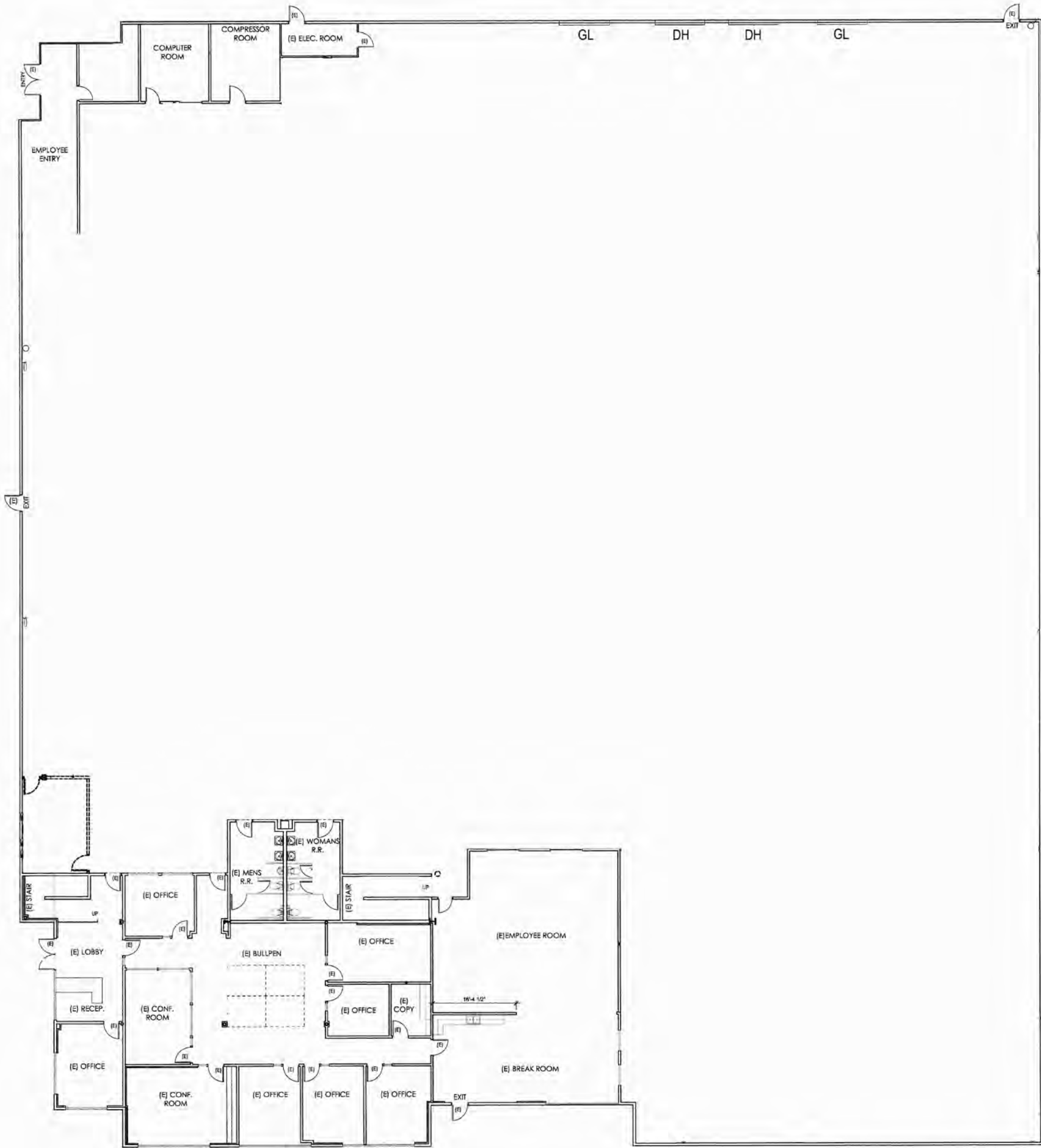
Listing Date: 09/23/2011

FTCF: AP300Y200S200/AOAA

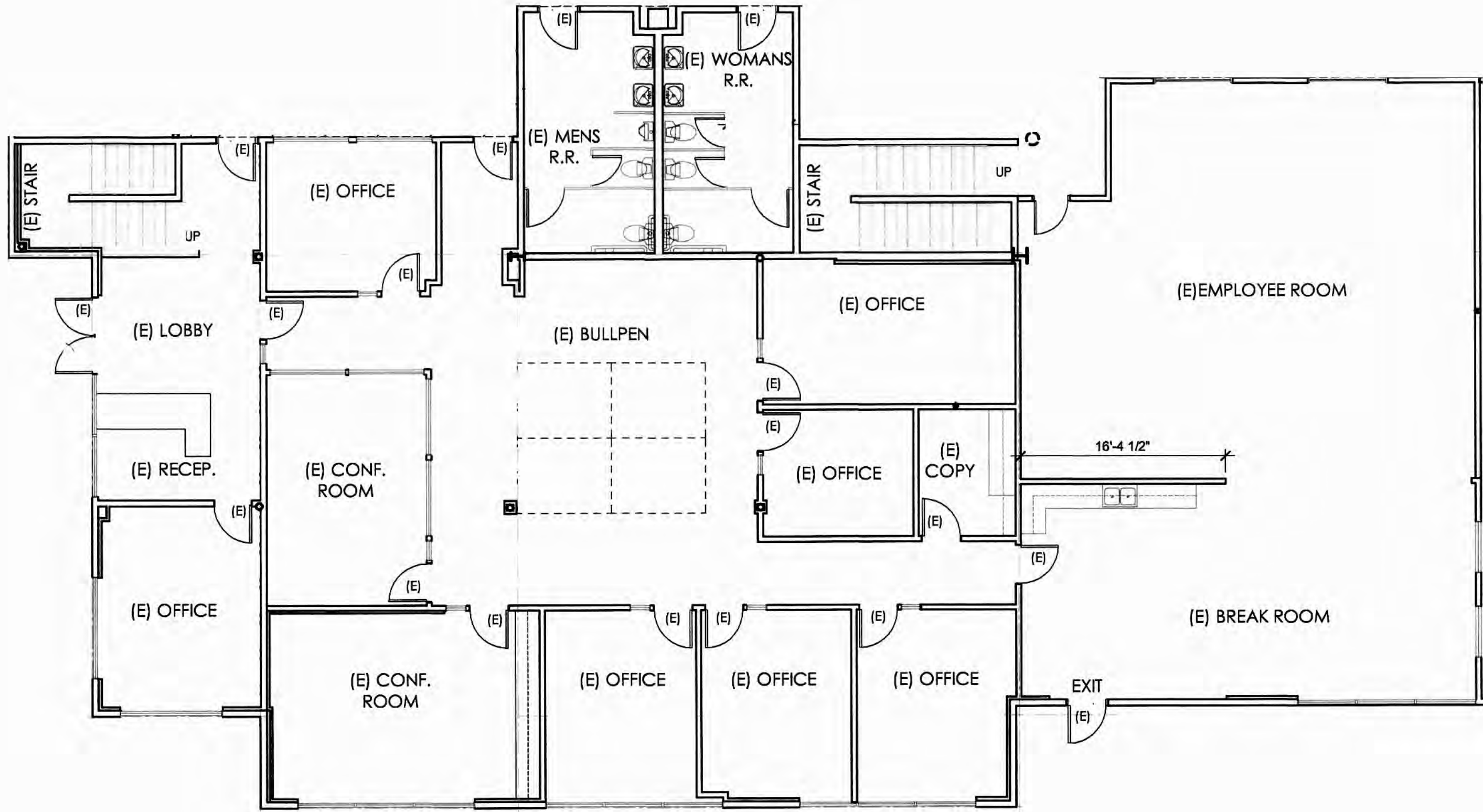
Notes: Call Broker – ALARM. Sale Terms: Cash/Cash to New Loan. Spklr: .45/3000. NNN's expenses approx. 8.2¢ psf. Lessee to verify all info herein. Sp.Ft: Part of Industrial Park, Free Standing Building. Truckwell: Yes.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

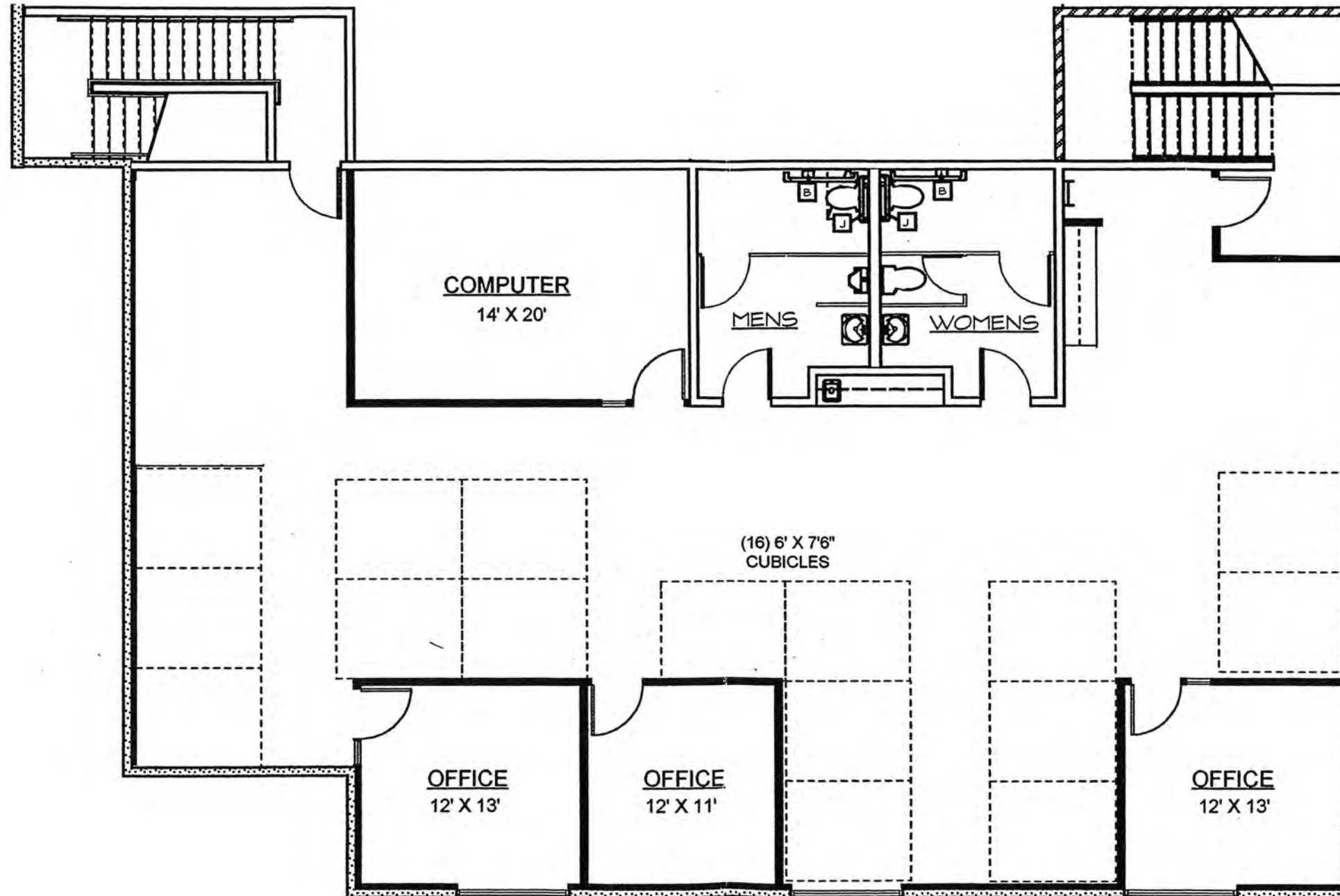




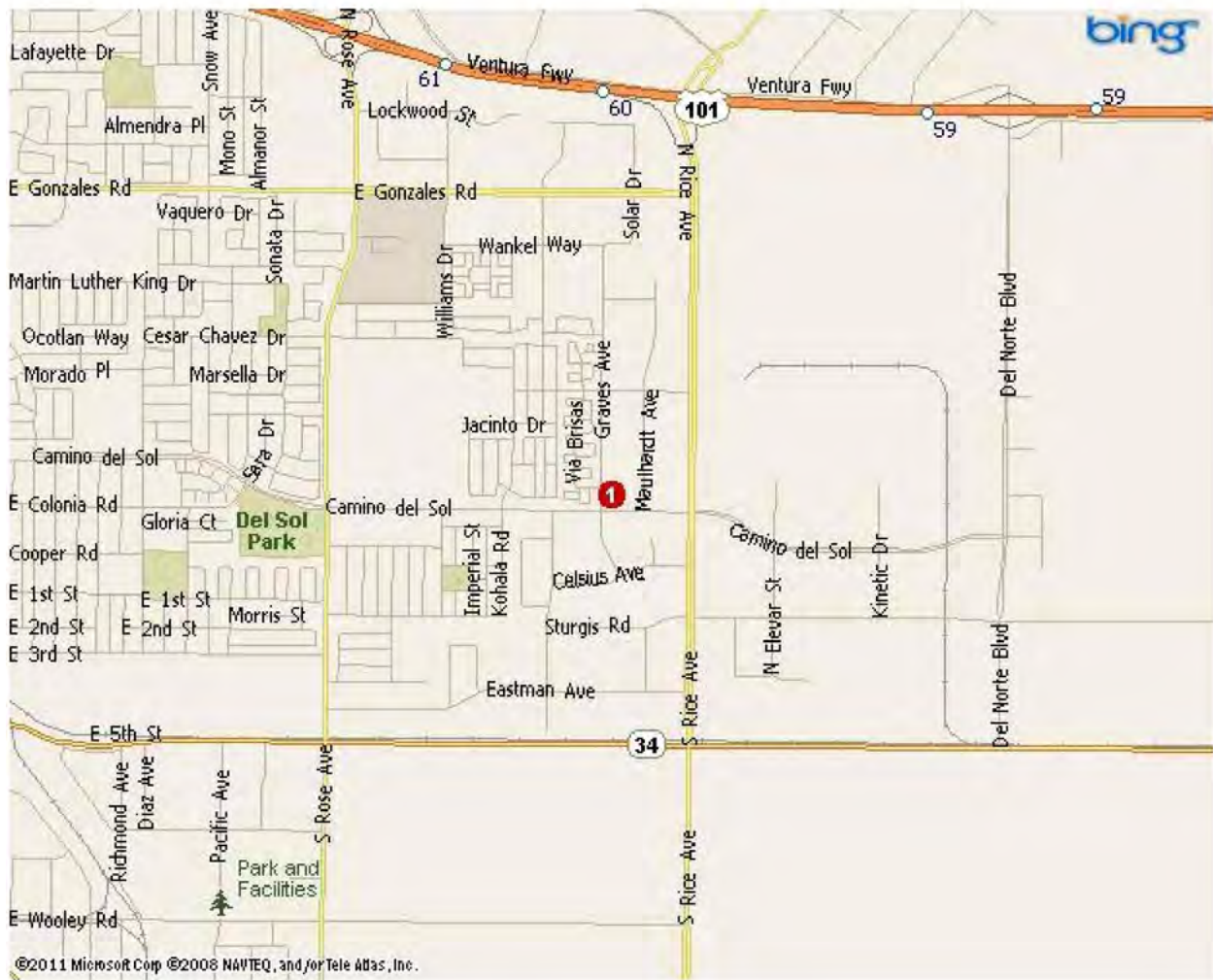
520 Graves Ave. | Ground Floor Office Plan



520 Graves Ave. | 2nd Floor Office



Property Map



Map Legend

- 1) 520 Graves Ave, Oxnard, CA 93030
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