

Industrial For Lease



Available SF: 5,562

Total Building SF: 12,577



Address: 709 E Hueneme Rd, Oxnard, CA 93033
Cross Streets: Hueneme/Arcturus

**Small Attractive Warehouse/Light Mfg. Space For Lease
Proximate To Rice Ave., Port Hueneme & Hwy 1
Newly Completed Offices (Only 525 S.F.)
Secure Fenced Parking Area
18' Minimum Clear Height**

Lease Rate/SF: \$.65
Lease Type: Gross
Available SF: 5,562
Const Status/Yr Blt: Existing/2005R2009
Region: Ventura
Zoning: MLPD

Lease Rate/Mo: \$3,615
Terms: 3-5 Years Annual COLA
Roof Type: Laminated/GLU Wood Beam
Construction Type: Tilt-up
Specific Use: Light Industrial
Lot Size: POL

Taxes: \$7,277
Possession: 03/17/2012
Minimum SF: 5,562
Parking: Ratio: 2:1 / Spaces: 11
Thomas Guide: 552-H6
APN #: 223-0-044-055

Ground Level Drs: 1 / 12X14
Sprinklered: Fully - Wet
Finished Ofc Mezz: No
Include In Avail: No
Rail Service: No

Dock High: 0
Yard: No
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Office SF / #: 525 / 2
Office Air: Yes **Office Heat:** Yes
Clear Height: 18
A: 200 **V:** 120-208 **Ø:** 3 **W:** 4
Restrooms:

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

To Show: Call Agent

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

Property/Listing/Ste #: 711753/260111/940466

Listing Date: 02/24/2010

FTCF: AP250Y125S000/AOAA

Notes: Occupied - Call Broker To Show. Lease Terms: 3-5 Years Annual COLA. CAM Fees: \$0.05/SF.

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.

