

# INDUSTRIAL SUBLEASE

AVAIL SF: 6,700

TOTAL BLDG SF: 13,760



ADDRESS 900 GRAVES AV, OXNARD CA ZIP 93030

**Prime Industrial Space For Sublease**  
**19' Minimum Clear Height**  
**Attractive Concrete Tilt-Up Building**  
**2 Offices, 2 Bathrooms & Will-Call Sales Area**  
**Easy Access & Close Proximity To 101 Fwy**  
**Immediate Occupancy – Only 65¢ PSF!**

LEASE RENTAL \$ 4,355 /mo Gross 0.650 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession D-07/01/11 Tax \$ TBD Yr 2010-2011  
 Avail SF 6,700 Power A 400 V 120-208 Ø 3 W 4  
 Min. SF 6,700 Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF POL Truck Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12x14  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2  
 Sprinklered YES Min Clear Height 19 OFFICE DATA Office SF 1,320 # 2  
 Pkg 14 Yard No Yr Blt 2002 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 523-B4 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 # 1236323  
(805)983-2200 x113 FIRM Industrial Park 10/01/10  
 FTFCF AP250Y150S000/AOAA Notes Call Broker - Occupied. CAM Fee \$117 per month. Longer Term Available. Will-call area not air conditioned. Sublessee/lessee to verify all information herein.

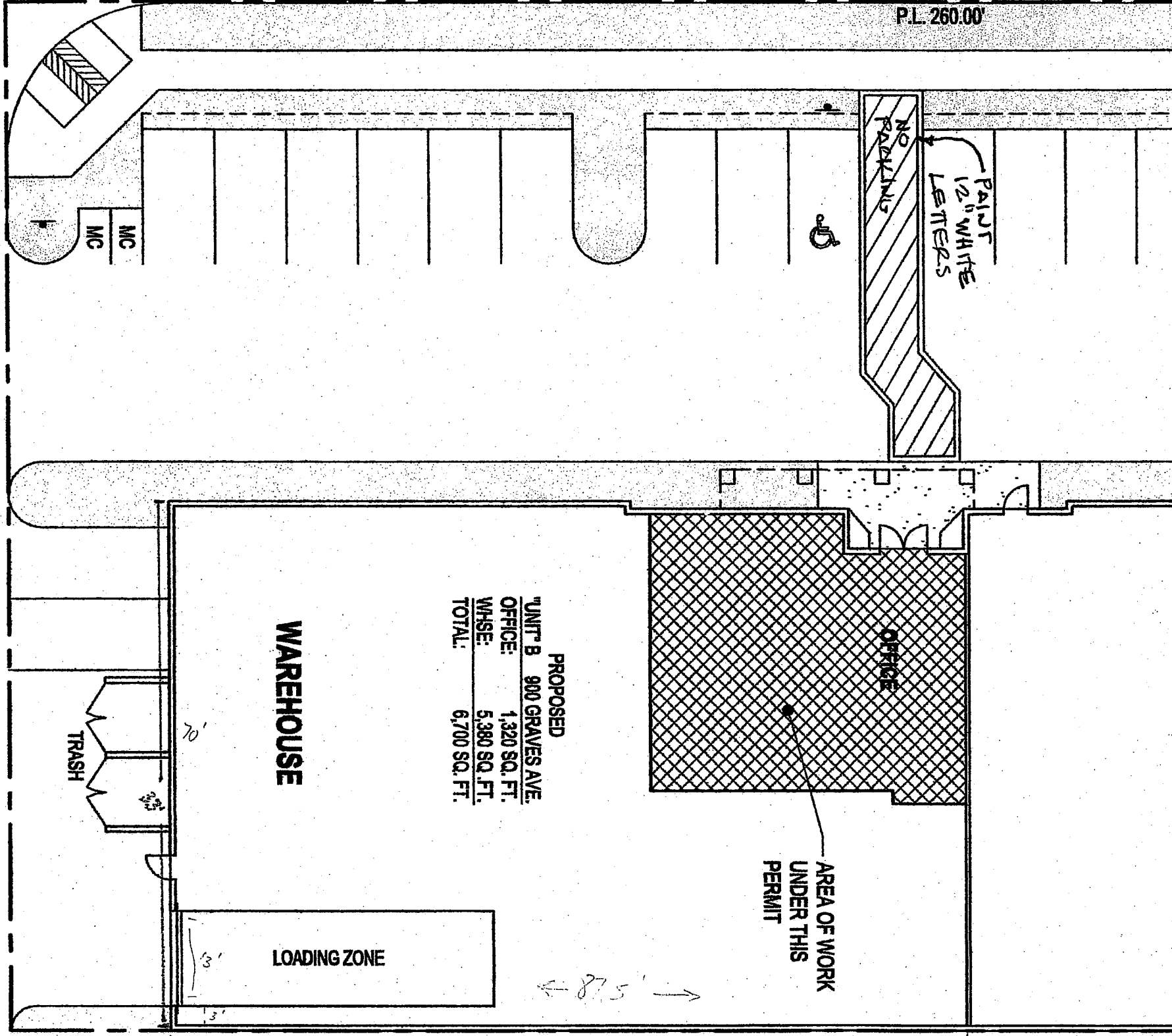
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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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P.L. 260.00'

COMMUNITY DRIVE



NO PARKING  
 PAINT 12" WHITE LETTERS

PROPOSED  
 UNIT B 900 GRAVES AVE.  
 OFFICE: 1,320 SQ. FT.  
 WHSE: 5,380 SQ. FT.  
 TOTAL: 6,700 SQ. FT.

WAREHOUSE

OFFICE

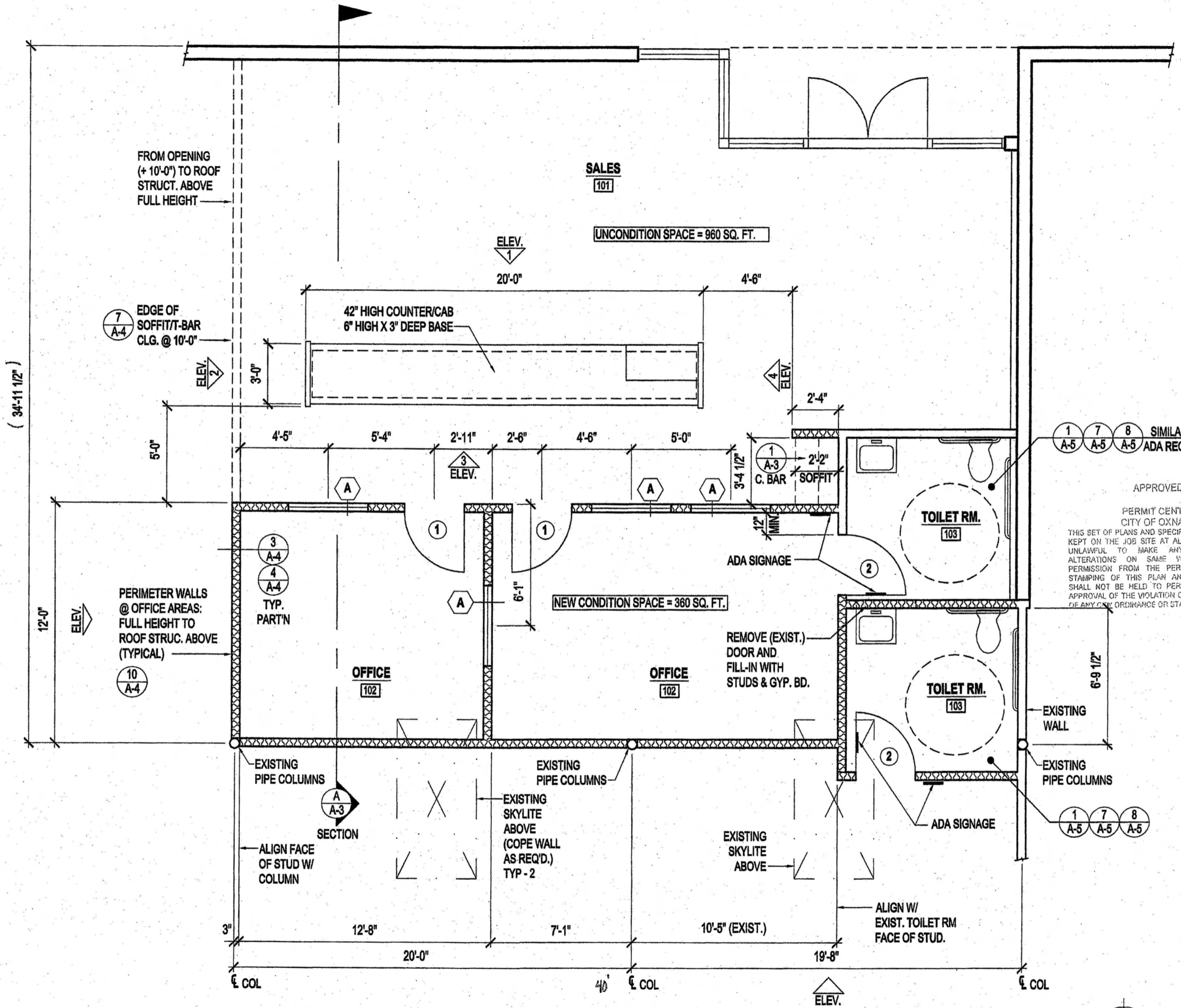
AREA OF WORK  
 UNDER THIS  
 PERMIT

LOADING ZONE

TRASH

P.L. 130.12'

P.L. 152.47'



**LEGEND:**  
 EXISTING FULL HEIGHT WALL  
 PARTITION WALL W/ R-13 INSULATION

**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

