

INDUSTRIAL FOR SALE

AVAIL SF: 17,100

TOTAL BLDG SF: 17,100



ADDRESS 2001-2005 PALMA DR, VENTURA CA ZIP 93003

Two Block Buildings For Sale Totaling 17,100 SF
*** On 1 Acre of M2 Zoned Land with Fenced Yards ***
2001 Palma Dr: 7,440 SF 2005 Palma Dr: 9,660 SF
7,440 SF Available 5-1-12 9,660 SF Leased Long Term
Corner Location at Palma & McGrath (4 Curb Cuts)

LEASE RENTAL \$ NFL /mo Gross _____ Net _____ Term NFL
 SALE PRICE \$ 1,881,000 Price/SF \$ 110.00 Possession STL Tax \$ 8,724.00 Yr 2010-2011
 Avail SF 17,100 Power A 800 V 120-240 Ø 3 W 4
 Min. SF 7,440 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF 43,557 Truck Hi Pos 0 Dim _____
 Const BLK Roof VERIFY Grd Lev Drs 5 Dim 12' x 12'
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 3
 Sprinklered NO Min Clear Height 14 OFFICE DATA Office SF 3,000 # 12
 Pkg 32 Yard Yes-Fncd/Pvd Yr Blt 1972 A/C _____ Heat _____ Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 472-A5 Zone M2 To Show Call Broker - OCCUPIED Sp. Feat. _____
 AGENT Michael L Wax (805)983-2200 x113, Douglas F Wax, MIB Region VEN Listing # 2299
(805)983-2200 x116 FIRM Industrial Park
 FTFC AP000N000S250/AOAA Notes Buyer to verify all building information. Call broker re: leases.



(805) 983-2200