Industrial For Lease

industrial park associates
REAL ESTATE BROKERS

Available SF: 6,912 **Total Building SF:** 19,077

Address: 4476 Dupont Ct, Unit C, Ventura, CA 93003
Cross Streets: Telephone Rd/Dupont Ct

Prime Industrial Building in Ventura
2,650 SF Fenced Yard
20' Clear Height & 2 Loading Doors
Minimal Office Space & No CAM Fees
Great Location by Telephone Rd & 101 Freeway

Lease Rate/SF: $.72 **Lease Rate/Mo:** $4,977 **Taxes:** 2010-2011
Lease Type: Gross **Terms:** 3-5 Years W/ Annual COLA **Possession** Now
Available SF: 6,912 **Roof Type:** Verify **Minimum SF:** 5,184
Const Status/Yr Blt: Existing/1986 **Construction Type:** Tilt-up **Parking:** Spaces: 25
Region: Ventura **Specific Use:** Light Industrial **Thomas Guide:** 492-A5
Zoning: MPD **Lot Size:** POL **APN #:** 084-0-132-085

Ground Level Drs: 2 / 12 x 13 **Dock High:** 0 **Office SF / #:** 240 / 1
Sprinklered: Yes **Yard:** Yes - Fenced/Paved **Office Air:** Yes **Office Heat:** Yes
Finished Ofc Mezz: No **Unfinished Mezz:** No **Clear Height:** 20
Include In Avail: No **Include In Avail:** No **A:** 200 **V:** 277/480 **Ø:** 3 **W:** 4
Rail Service: No **Heat/Cool:** None **Restrooms:** 2

Listing Company: Industrial Park Associates - Oxnard (805) 983-2200 **To Show:** Lock Box
Agents: Michael Wax Vice President (805) 983-2200 x113, Douglas Wax President (805) 983-2200x116

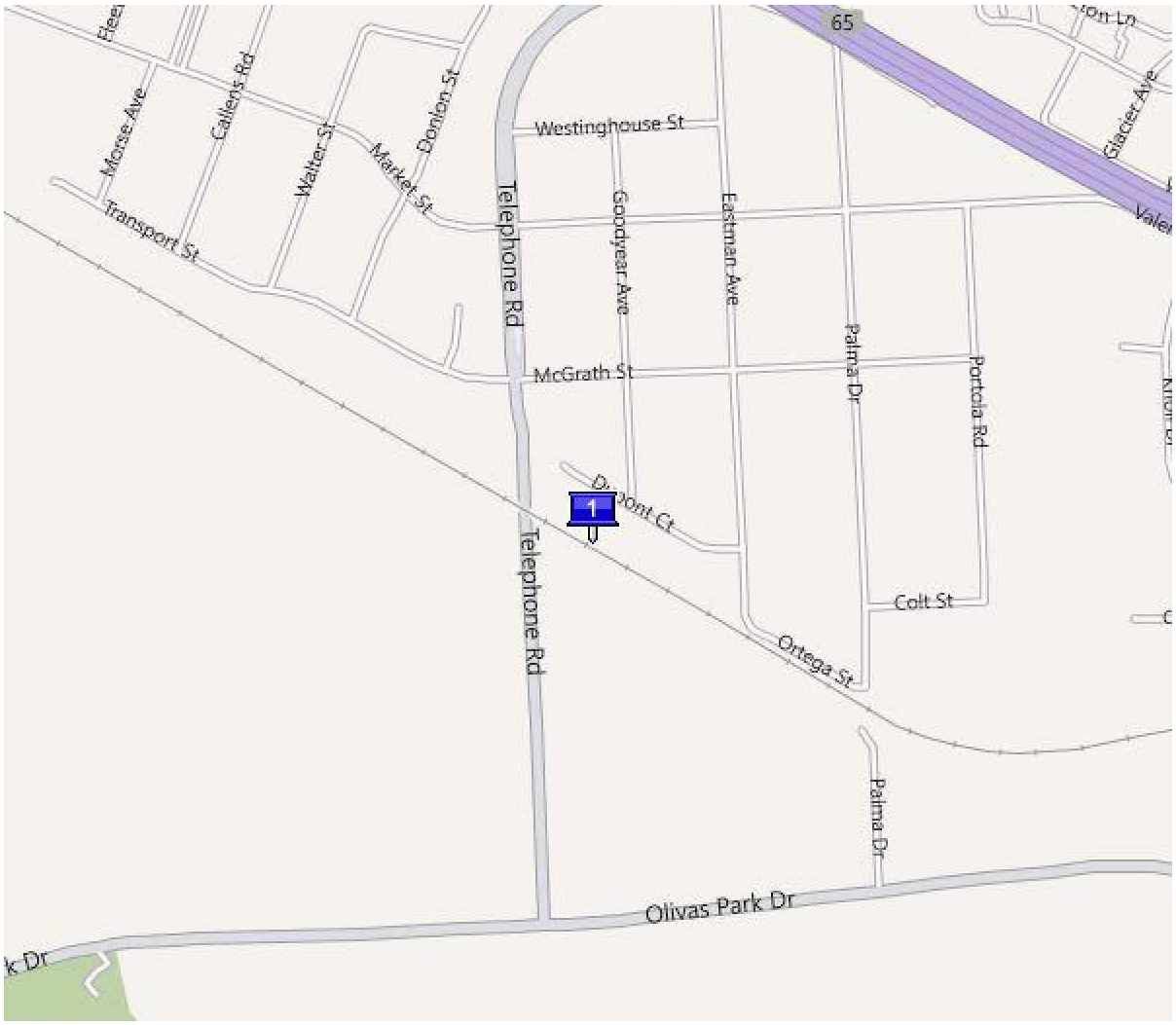
Property/Listing/Ste #: 715283/569197/1172341 **Listing Date:** 06/09/2011 **FTCF:** CB250N000S000/AOAA

Notes: Lock Box – Front Door. Call Broker Re: Exclusions. Taxes are $13,007.00. Special Feature: Paved Yard.

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.

AIR COMMERCIAL REAL ESTATE ASSOCIATION

Property Map



Map Legend

1) 4476 Dupont Ct, Ventura, CA 93003