

INDUSTRIAL SPACE FOR LEASE

2370 Eastman Ave, Oxnard, CA



INDUSTRIAL SPACE AVAILABLE FOR LEASE

For More Information
Please Contact:

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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates
Group of Companies

2775 N Ventura Rd, Suite 201
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PROPERTY HIGHLIGHTS

- Well Maintained Multi-Tenant Industrial Building
- Units from 2,000 SF
- M-1 Zoned | Multiple Uses
- 1 Block Off Rice Avenue
- 2 Ground Level Doors Per Unit



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PROPERTY SPECIFICATIONS*

Available SF:	2,000-9,000 SF	Year Built:	2004
Total Bldg SF:	13,824 SF	Power:	100-200A 120-208V <i>per unit</i>
Land SF:	POL	Loading:	(2) GL 10' x 12' <i>per unit</i>
Office SF:	Varies	Min Clear Ht:	15.5 Feet
Zoning:	M1	Parking:	2/1,000

Tenant to verify all information.

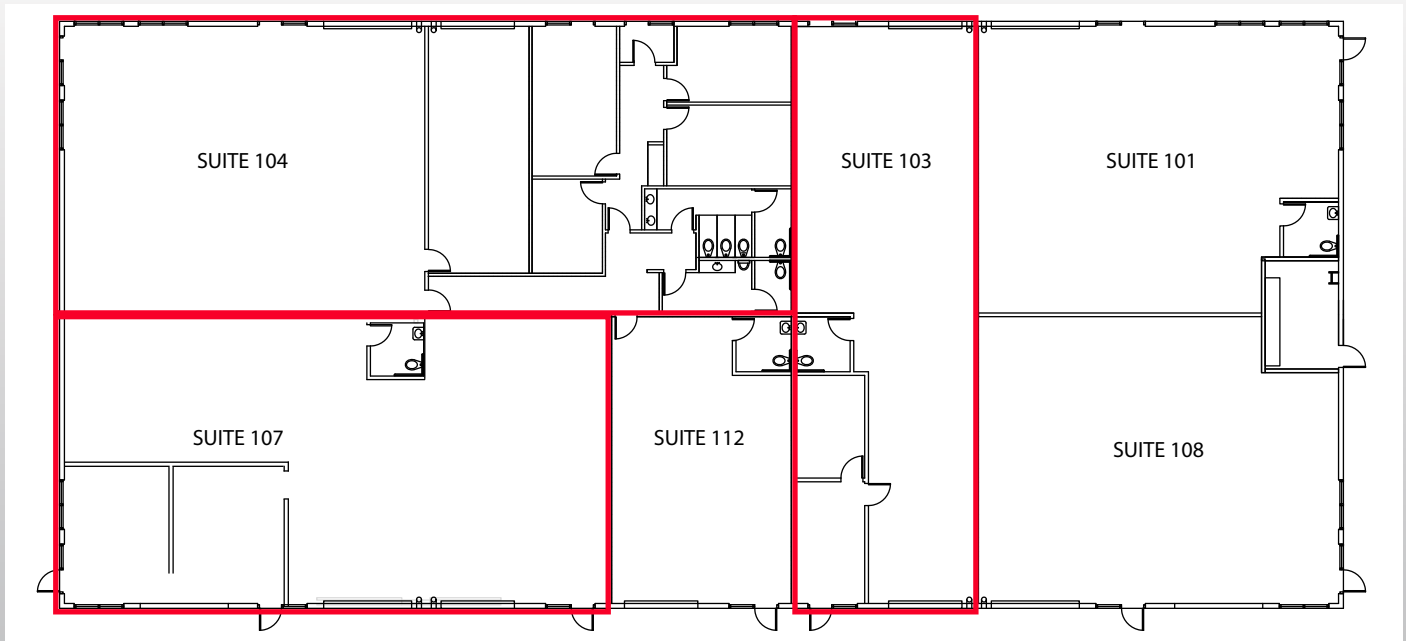
**Per Unit*

LEASE INFORMATION

UNIT	SIZE	PRICE/SF	PRICE/MO
103	2,000 SF	\$1.45 Industrial Gross*	\$2,900.00
104	4,000 SF	\$1.40 Industrial Gross*	\$5,600.00
107	3,000 SF	\$1.40 Industrial Gross*	\$4,200.00

**\$0.14 per square foot monthly Common Area Maintenance (CAM) fee in addition to lease rate.
\$225.00/yr HVAC maintenance fee & \$50 non-refundable key deposit.*

SITE PLAN



LEE & ASSOCIATES
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