

# INDUSTRIAL FOR LEASE

AVAIL SF: 16,839

TOTAL BLDG SF: 35,371



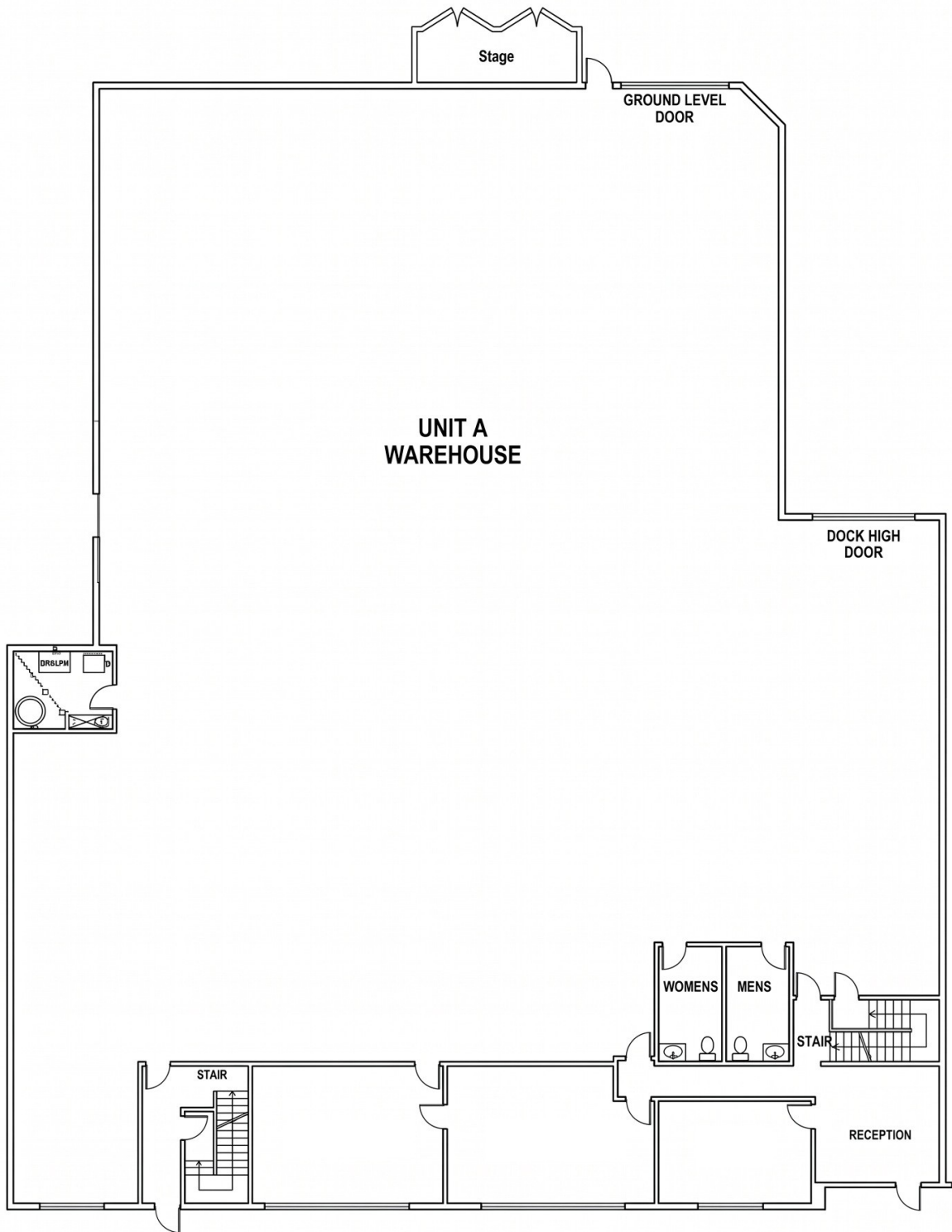
ADDRESS 2201 E. STURGIS RD UNIT A, OXNARD CA ZIP 93030

**24' Clear Warehouse Space, Dock High Loading  
Functional Layout with 3,500 SF Offices  
Corner Location in Seagate Bus. Park  
600 Amps, 480 Volt Power Service  
No Cam Fees**

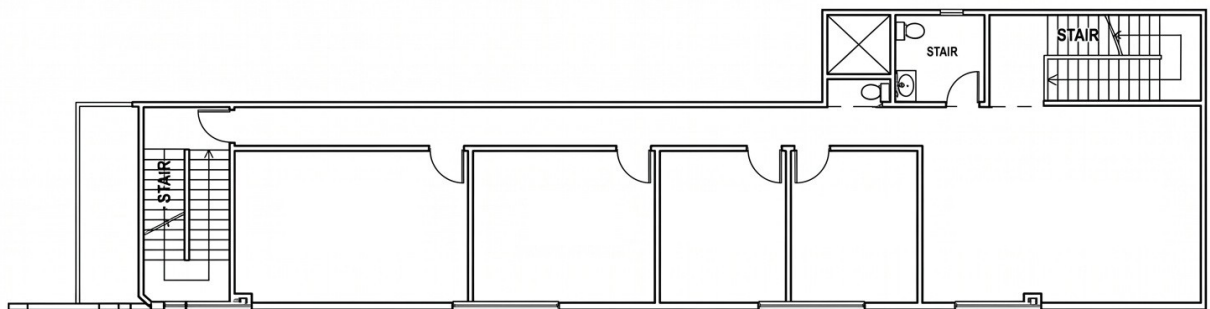
LEASE RENTAL \$ 21,048.75 /mo Gross 1.25 Net \_\_\_\_\_ Term 3-5 YRS W/ANNUAL CPI  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 6/01/2026 Tax \$ \_\_\_\_\_ Yr \_\_\_\_\_  
Avail SF 16,839 Power A 600 V 277-480 Ø 3 W 4  
Min. SF 16,839 Heat NONE Cooling NONE PWR Notes VERIFY  
Land SF POL Truck Hi Pos 1 Dim 12 X 10  
Const CTU Roof LAM Grd Lev Drs 1 Dim 12 X 14  
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 5  
Sprinklered YES Min Clear Height 24 OFFICE DATA Office SF 3,504 # 9  
Pkg 29 Yard No Yr Blt 1997 A/C Y Heat Y Fin Ofc Mezz SF 1,752 Incl in Avail SF Y  
Thomas Bk Pg# 523-B5 Zone ML To Show Occupied - Call Broker Sp. Feat. \_\_\_\_\_  
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # \_\_\_\_\_  
FIRM IPA Commercial  
FTCF \_\_\_\_\_ Notes Tenant to independently verify all information herein



**(805) 844-1000**



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