

Industrial

CHANNEL ISLANDS BUSINESS PARK
12,942 – 27,834 SF BUILDINGS FOR LEASE/SALE



1400 & 1450
Stellar Drive

OXNARD | CA 93033

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

1400 & 1450 Stellar Drive

Located within the prestigious Channel Islands Business Center, 1400 and 1450 Stellar Drive offer premium industrial and commercial space in the heart of Ventura County. This highly functional and dynamic business hub is strategically positioned between Los Angeles and Santa Barbara, with easy access to the Ventura 101 Freeway, making it an ideal choice for businesses seeking a prime location. 1400 & 1450 Stellar Drive - These units feature a pass-through design, allowing for flexible occupancy options. - 1400 Stellar Drive offers 14,892 SF, while 1450 Stellar Drive provides 12,942 SF. - Both units can be leased separately or combined for a total of 27,834 SF, catering to a wide variety of business needs. Highlights - Convenient access to U.S. 101 (Ventura Freeway) - Customizable space options - Modern infrastructure in a master-planned industrial park.

ADDRESS

SIZE

1400 Stellar Dr. 14,892 SF

1450 Stellar Dr. 12,942 SF

1400 & 1450 Stellar Dr. 27,834 SF

SALE RATE - 1400 STELLAR

\$3,723,000.00 (\$250.00 / SF)

LEASE RATE - 1400-1450 STELLAR

\$1.15 / SF Gross

*\$0.58 / SF Gross For the First Year
on a 5-Year Lease Signed by
July 1, 2026

PROPERTY SUMMARY



Stellar Drive 1400



14,892 SF Available



2,817 SF Office with Two Private Restrooms



**Conference
Room and Kitchenette**



Lab Area



35,022 SF Land Area



26 Parking Spaces



15' Clear Height



1 GL (12'x14') and 1 DH (12'x16')



600A 270/480V 3P 4W Power



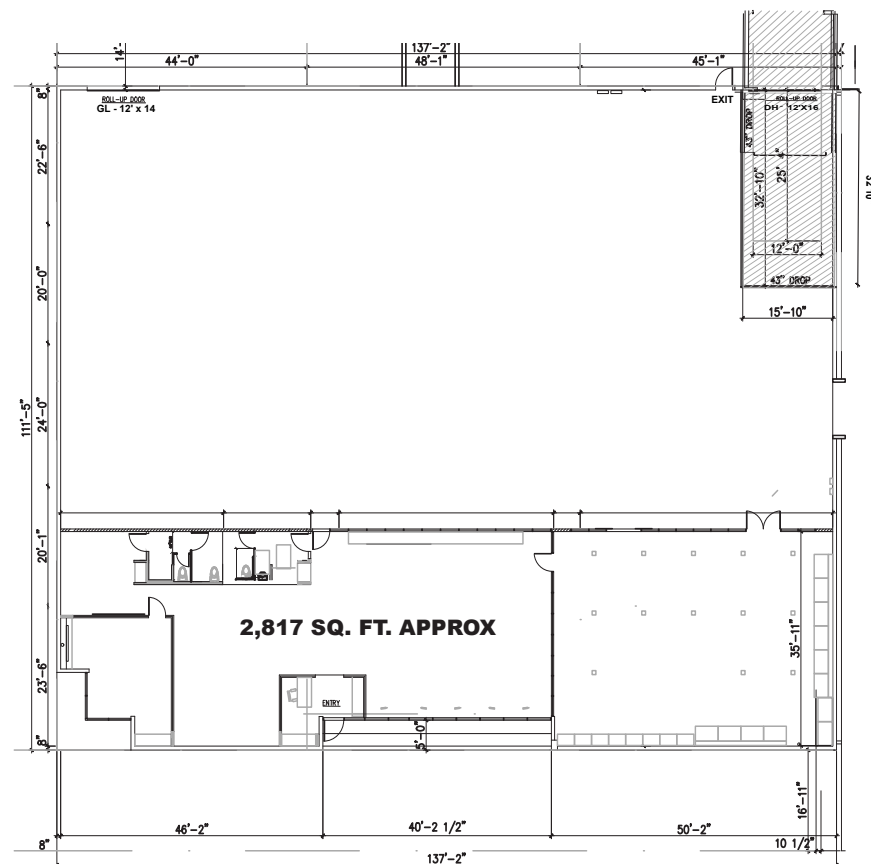
1988 Year Built



APN 220-0-295-165

**FOR LEASE/SALE
BUILDING HIGHLIGHTS**

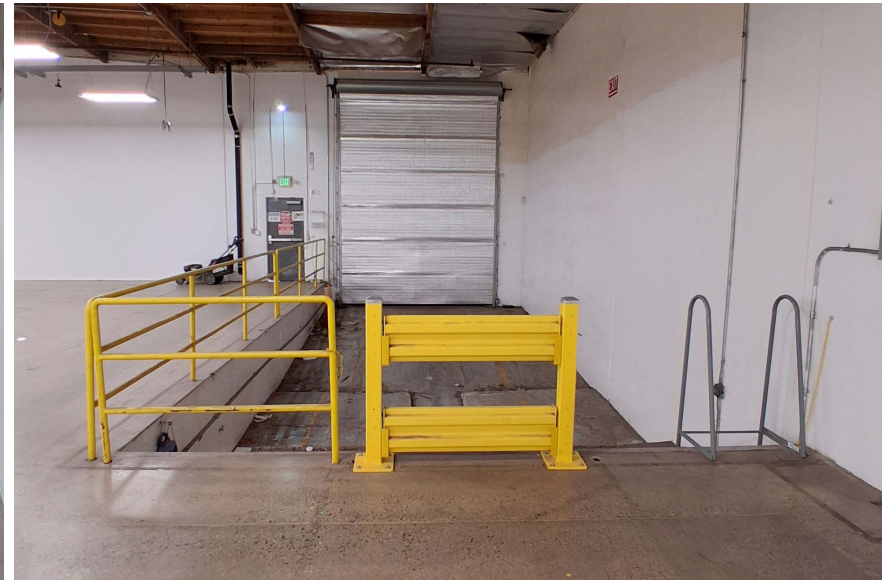
FLOOR PLAN



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS. FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

1400 Stellar Drive

PROPERTY PHOTOS



Stellar Drive

1450



12,942 SF Available



2,373 SF Office with Two Private Restrooms



38,419 SF Land Area



30 Parking Spaces



16' Clear Height



2 GL Doors (12'x14')



600A 270/480V 3P 4W Power



1988 Year Built



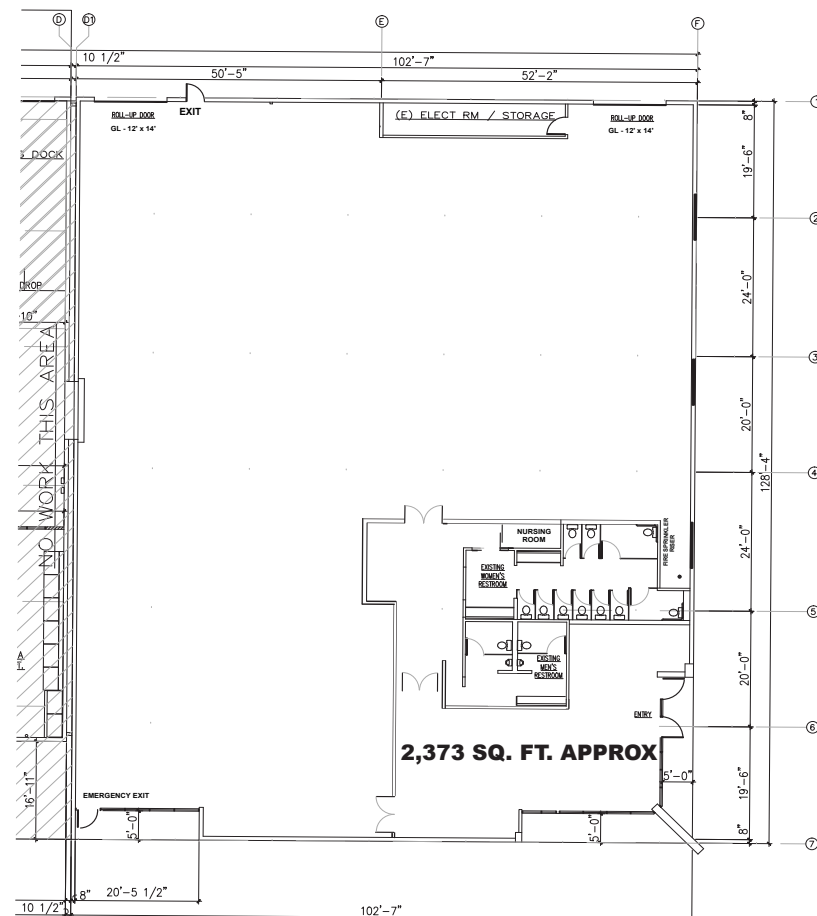
Ample Power Drops



APN 220-0-295-155

FOR LEASE
BUILDING HIGHLIGHTS

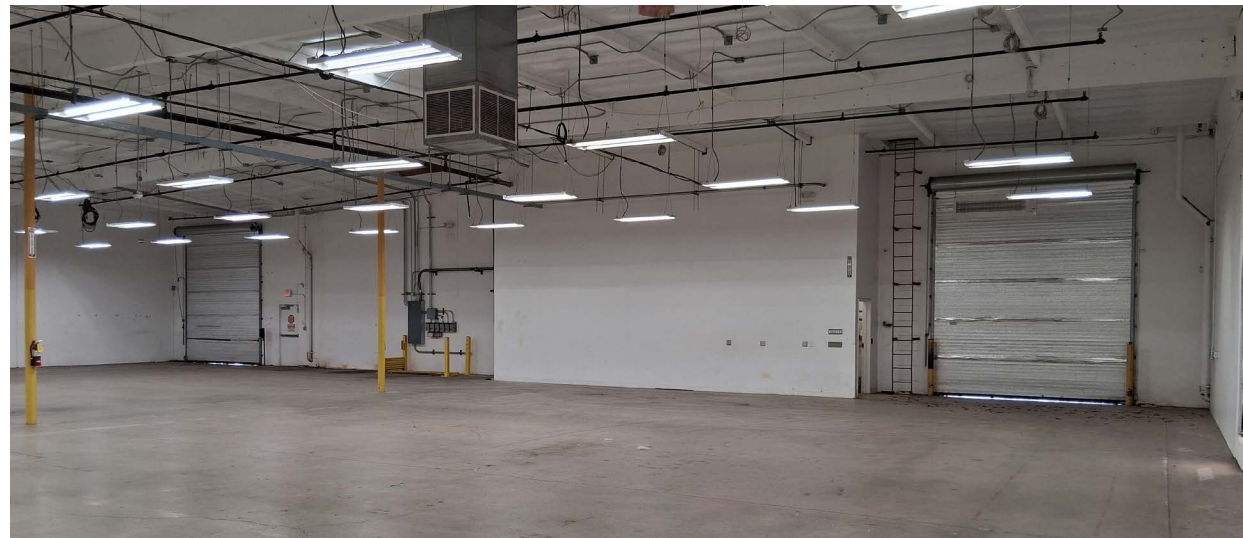
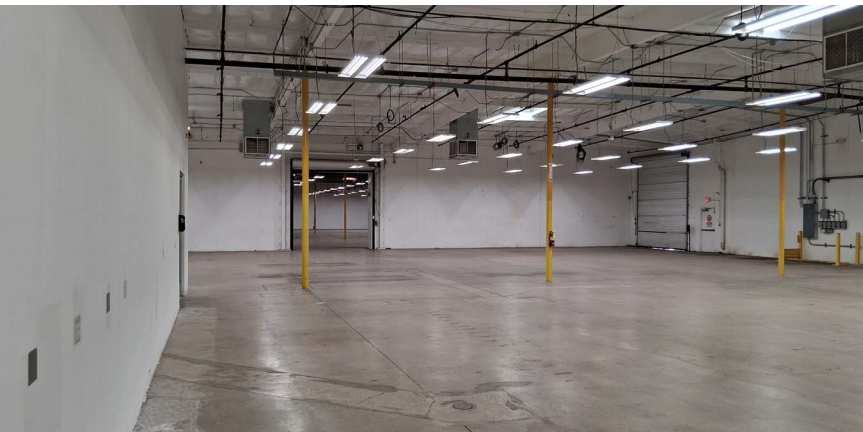
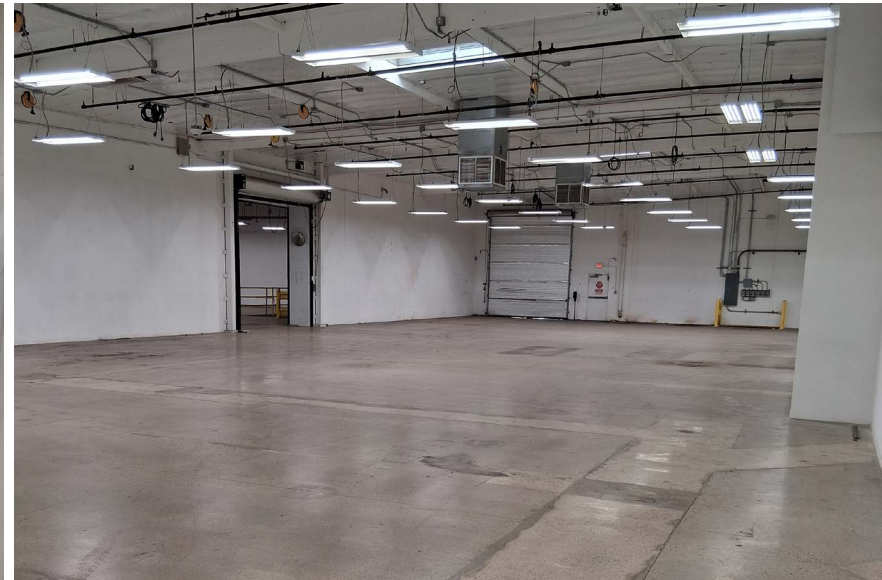
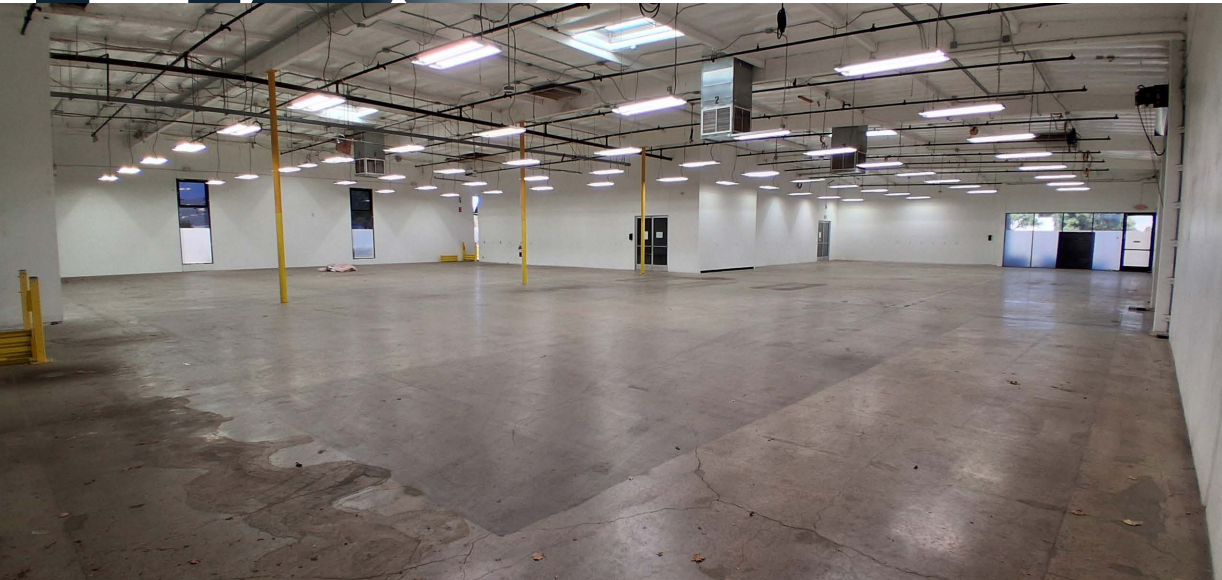
FLOOR PLAN



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1450 Stellar Drive

PROPERTY PHOTOS

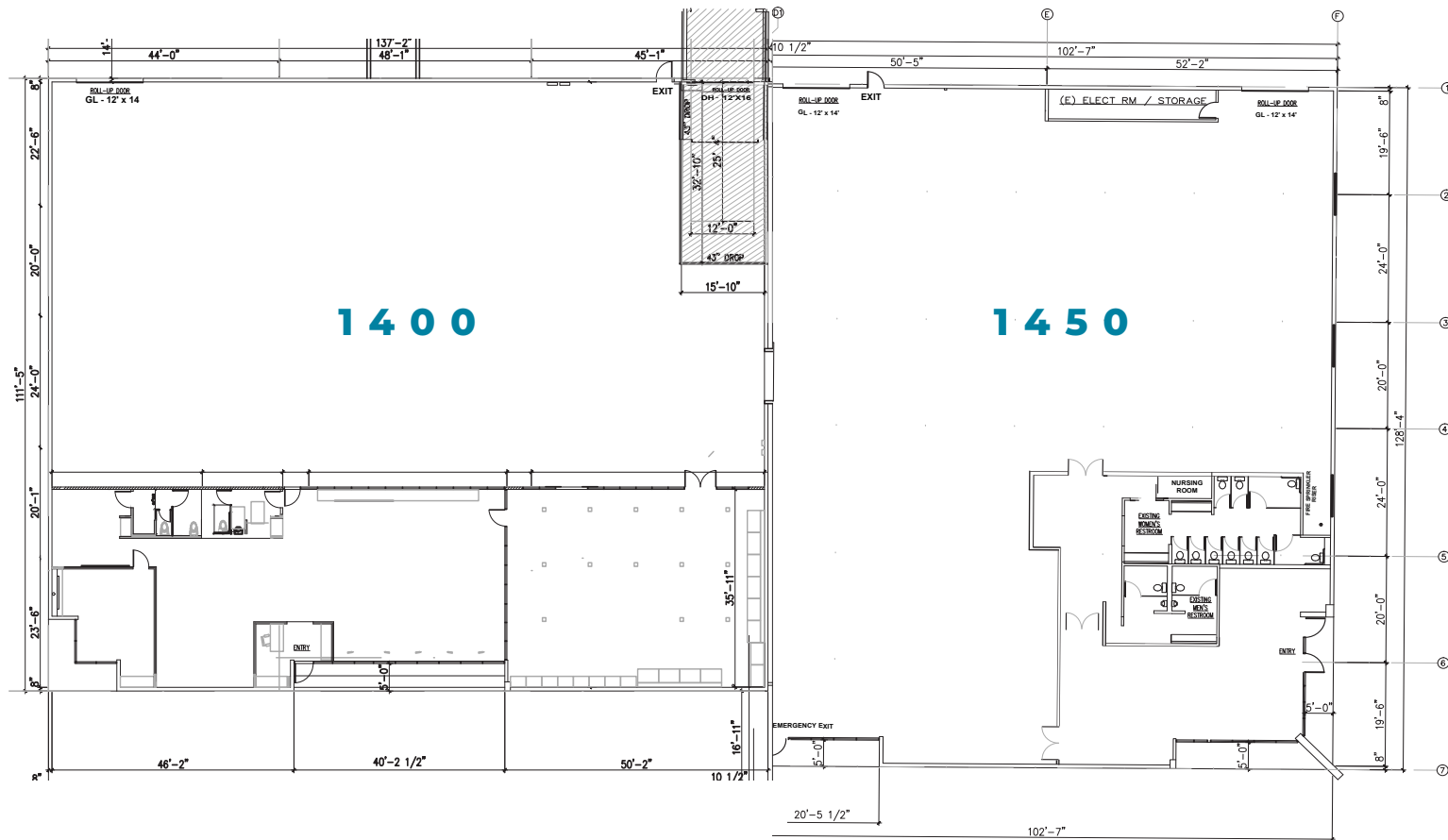


Stellar Drive

1400-1450

BUILDING HIGHLIGHTS

FLOOR PLANS



1400 Stellar Dr | 14,892 SF

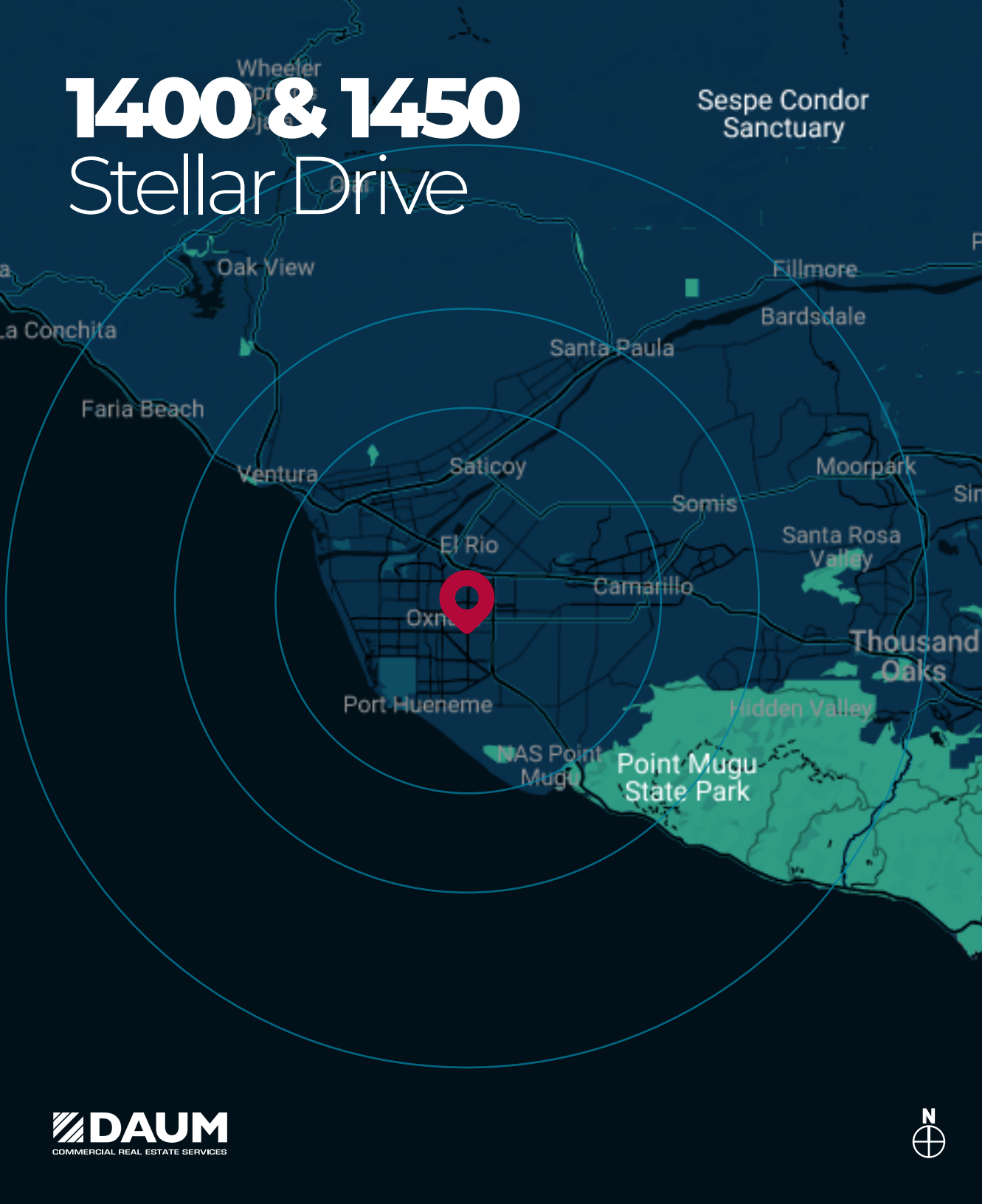


1450 Stellar Dr | 12,942 SF

Can be leased individually or combined for 27,834 SF

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1400 & 1450 Stellar Drive



LOCATION



OXNARD AIRPORT
3.3 MILES | 12 MINS



OXNARD
1.8 MILES | 4 MINS

EAST VENTURA
6.2 MILES | 12 MINS



CA-34
1.4 MILES

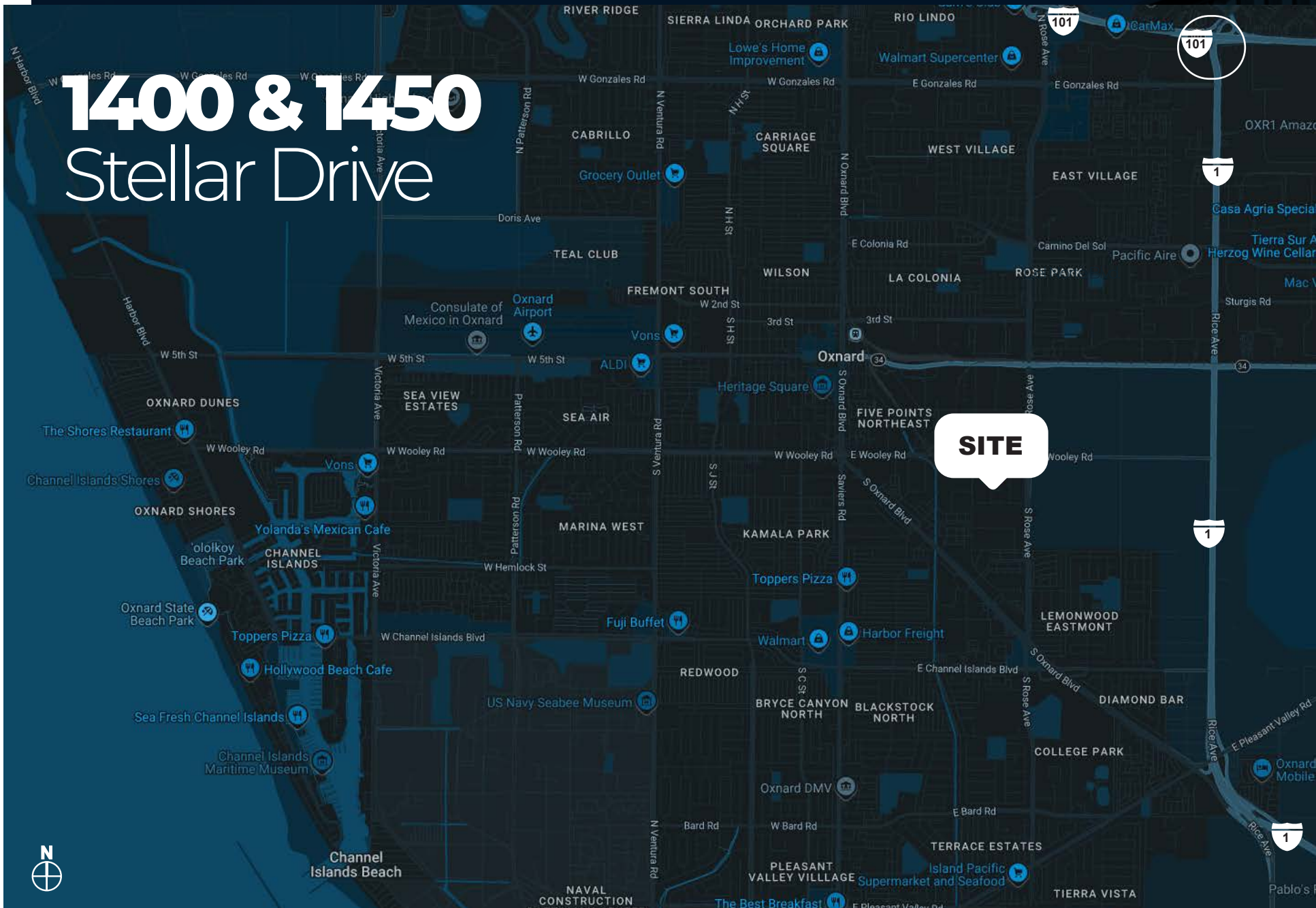
CA-1
1.9 MILES

101 HIGHWAY
3 MILES

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1400 & 1450 Stellar Drive



from the 1400 & 1450 Stellar Drive OXNARD | CA 93033

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