



### PROPERTY DESCRIPTION

This mid-line industrial condo unit has been completely remodeled with open plan, polished concrete, restroom, LED lighting, and motorized roll-up door. Do not disturb tenant. Lease in place. Association Fee is \$375. Call agent for details.

Property Highlights: Zone: M1 | Roll-Up Door: 10'x12' | Sprinklers: No | Private Office: 1 | Restroom: 1 | HVAC: No

### LOCATION DESCRIPTION

Located in Ventura's industrial zone. The unit has excellent access to the 101 Fwy.

### CONTACT INFORMATION

To find out more, or setup a tour, please contact:  
Jeffrey R. Becker | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com) | 805.653.6794 ext. 201

### JEFFREY R. BECKER CCIM . CPM . RPA

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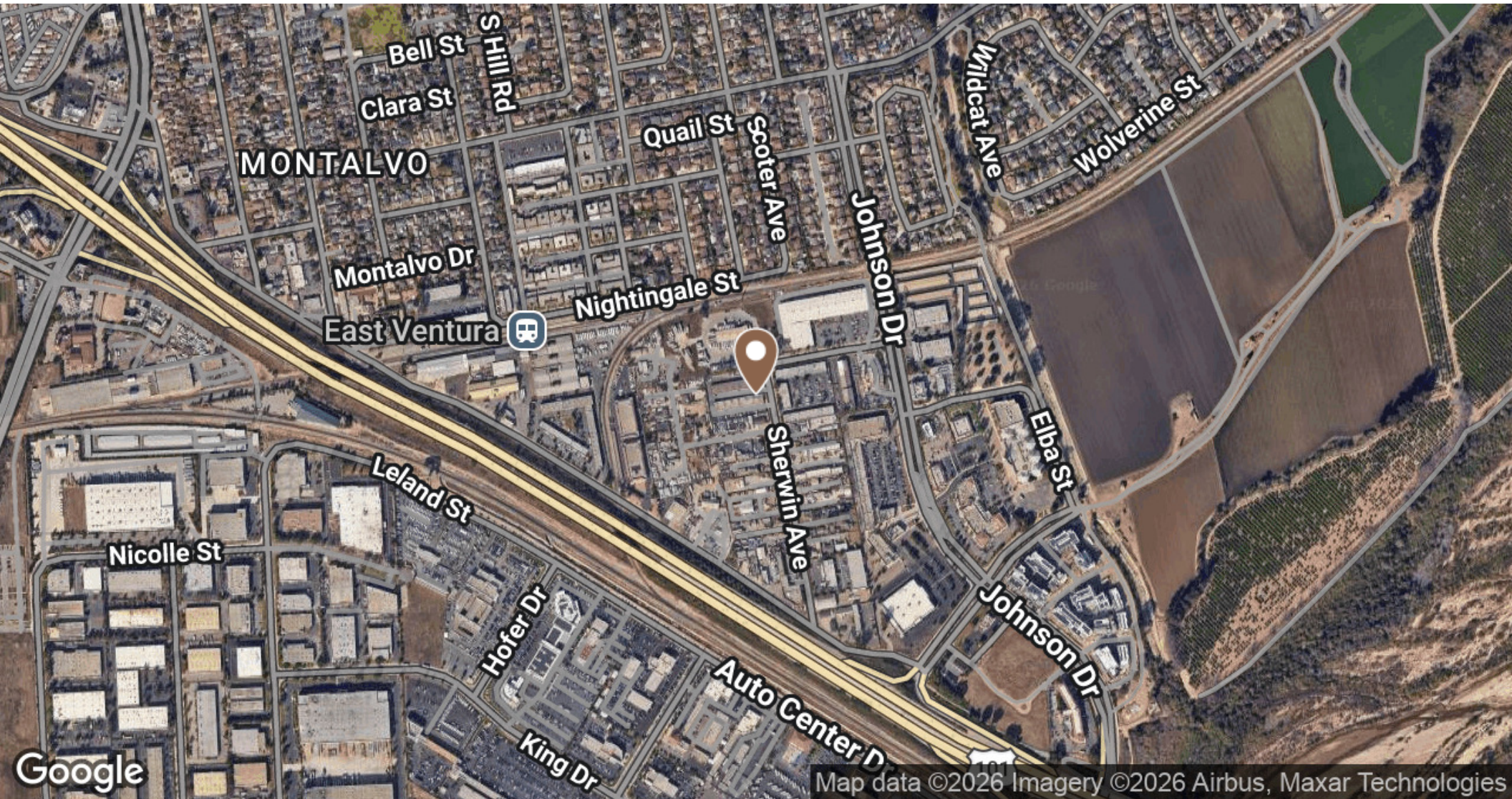
[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236

### OFFERING SUMMARY

Sale Price:	\$360,000
Building Size:	940 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,867	18,495	36,850
Total Population	11,509	52,945	110,669
Average HH Income	\$86,807	\$83,196	\$82,934

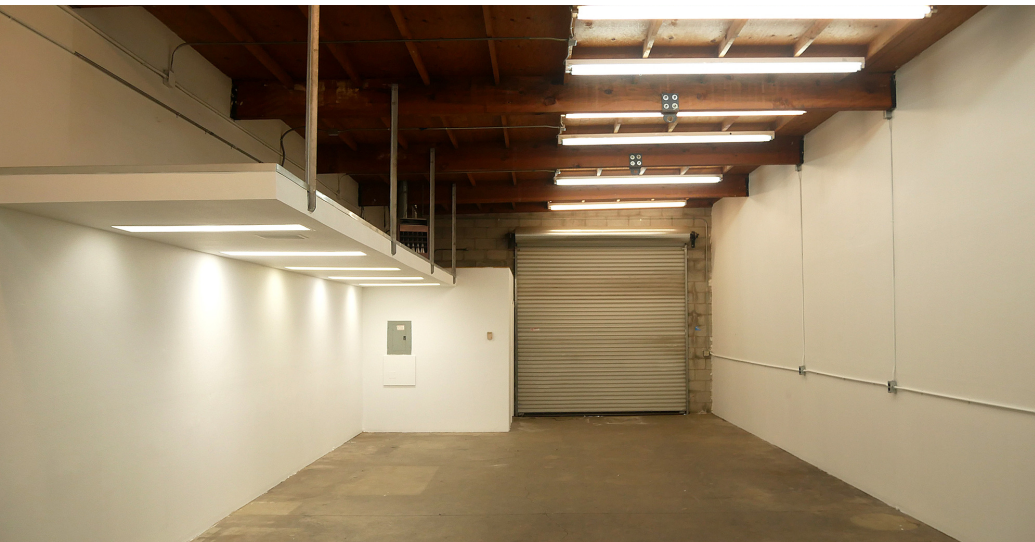


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