

INDUSTRIAL FOR LEASE

AVAIL SF: 3,185

TOTAL BLDG SF: 32,000



ADDRESS 1901 HOLSER WALK, UNIT 311, OXNARD CA ZIP 93036

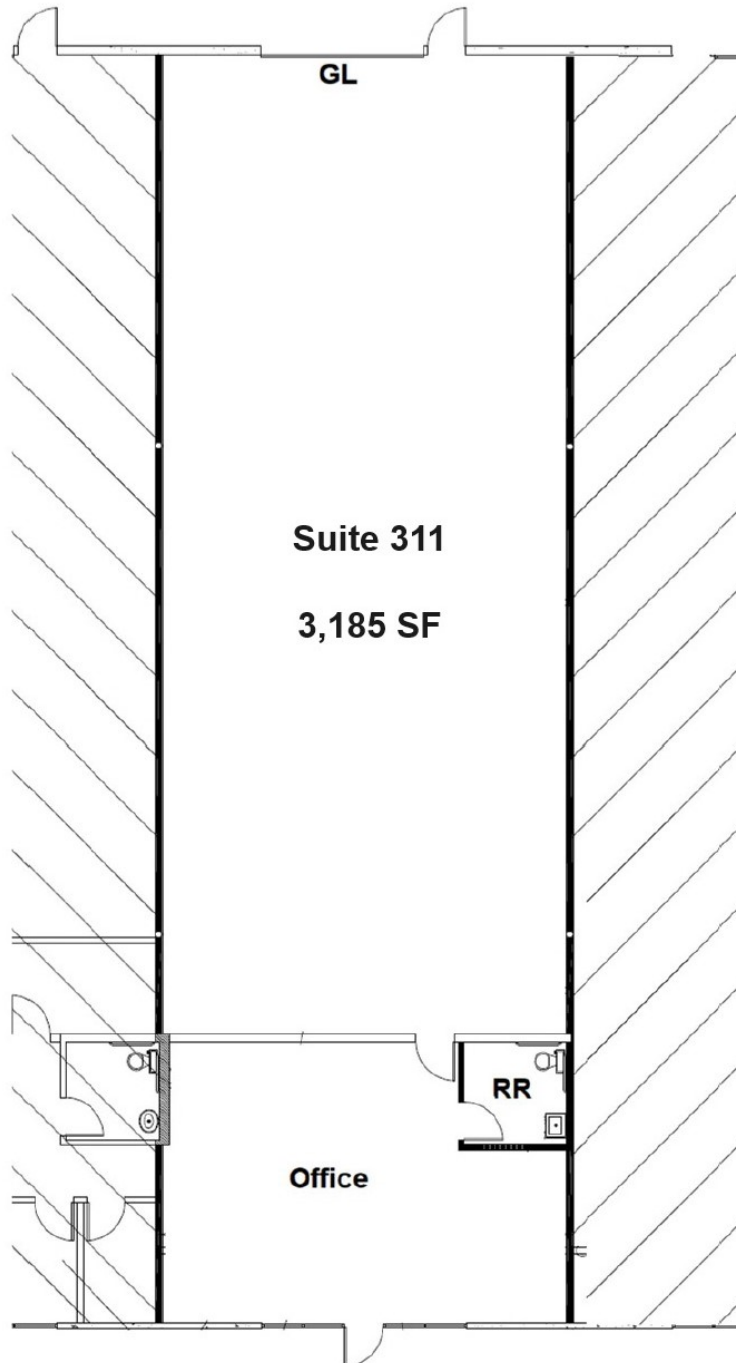
Only 99¢ psf for the 1st Year!
18' Clear Height Warehouse
12' x 12' Loading Door
Close Proximity to Amenities
Excellent 101 Fwy Access via Rose Ave.

LEASE RENTAL \$ 3,153.15 /mo Gross .99 Net _____ Term **3 Year Lease**
 SALE PRICE \$ NFS Price/SF \$ _____ Possession **Immediate** Tax \$ _____ Yr 2024-2025
 Avail SF 3,185 Power A 100 V 12-208 Ø TBD W TBD
 Min. SF 3,185 Heat N/A Cooling N/A PWR Notes **VERIFY**
 Land SF _____ Truck Hi Pos 0 Dim _____
 Const CTU Roof **VERIFY** Grd Lev Drs 2 Dim **12 x 12**
 Rail NONE Unfin Ofc Mezz SF None Incl in Avail SF N Restrooms: _____
 Sprinklered Unknown Type Min Clear Height _____ OFFICE DATA Office SF 710 # 1
 Pkg 6 Yard No Yr Blt 1989 A/C Yes Heat Yes Fin Ofc Mezz SF No Incl in Avail SF N
 Thomas Bk Pg# 523-A3 Zone BRP To Show **Call Broker - FOR APPOINTMENT** Sp. Feat. **PARK**
 AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing # _____
 _____ FIRM **IPA Commercial**
 FTCF _____ Notes **\$.99 psf thru 8-31-2025. \$1.20 psf thereafter with annual COLA. CAM Fee: 3¢ psf.**
Subject to termination of existing lease. No automotive or fitness uses.



(805) 844-1000

1901 Holser Walk, Oxnard
Suite 311
3,185 SF (710 SF of Office)



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