

1621

ROSE AVE., BLDG 11
OXNARD, CA

FOR LEASE



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

Property is a single-tenant industrial/warehouse facility built in 2004, totaling approximately $\pm 7,200$ square feet on a 0.19-acre lot. Zoned MLPD (Industrial) and classified as Class B, the building features recently upgraded flooring and fresh paint, a reception area, air conditioning, and available signage. It offers strong functionality with two 12x14ft roll-up doors (one dock-high 11x80ft, and one grade-level), two loading docks, and utilities including water, sewer, lighting, and heating.

Located in the Oxnard/Port Hueneme industrial submarket, the property is surrounded by a population of more than 233,000 residents within a 5-mile radius, with median household incomes ranging from roughly \$70,000 to \$83,000, making it well-positioned for industrial and distribution users seeking both accessibility and workforce proximity.

AVAILABLE SF:	$\pm 7,200$ SF
LEASE RATE:	\$1.10/NNN
LEASE TERM:	5 Years
PARKING:	20 Spaces
HVAC:	Yes
RESTROOMS:	2
AVAILABLE:	Now
LOT SIZE:	8,081 SF
ZONING:	M-L-PD
APN:	220-33-29-011

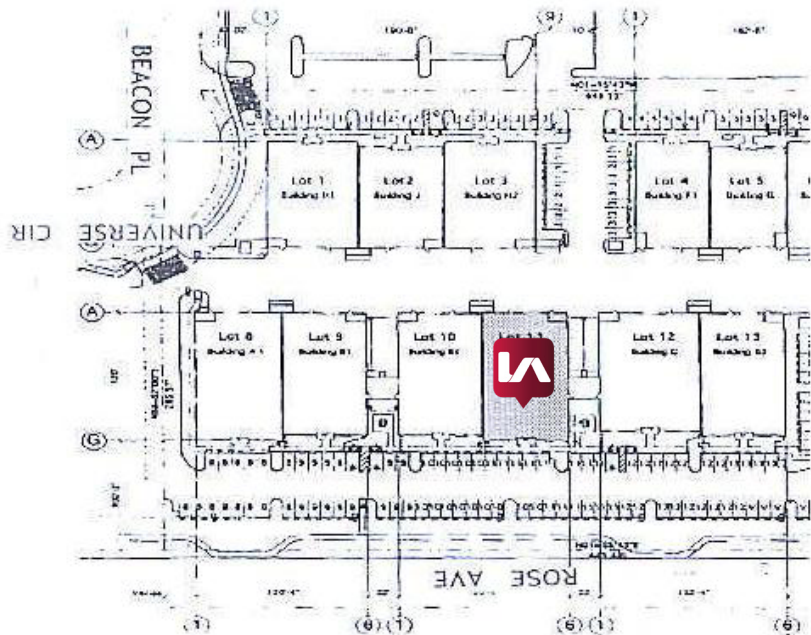
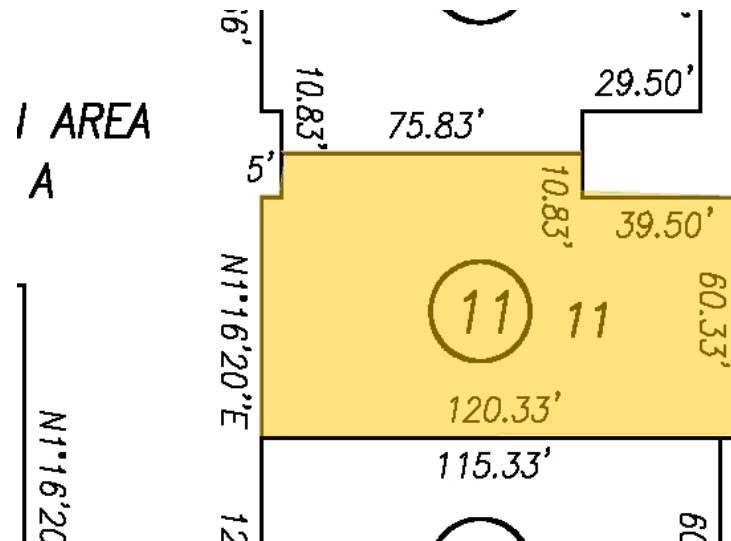


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PROPERTY IMAGES | SITE PLAN



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