

FOR SALE

2221 STATHAM BLVD

OXNARD, CA 93033

*16,600 SF Industrial w/
Gated Yard & Paint Booth*





Property Overview

SALE PRICE	\$3,050,000
PRICE/SF	\$184
BUILDING SIZE	16,600 SF
LOT SIZE	0.93 AC (40,510 SF)
YEAR BUILT	1963
PARKING	26 Spaces (1.56/1,000 SF)
DRIVE-INS	2 (10' x 12')
YARD	Fenced
CEILING HEIGHT	17' Min
DIVISIBLE	Yes; Flexible Layout
ZONING	ML
APN	220-0-010-385

→ [VIEW VIDEO WALKTHROUGH](#)

Property Highlights

SECURED PRIVATE YARD SPACE

Fenced and gated rear yard ideal for fleet parking, container storage, or outdoor staging.

HIGH-CAPACITY POWER INFRASTRUCTURE

600-amp, 3-phase power in place, ready for manufacturing or high-demand operations.

OPTIMIZED LOADING & LOGISTICS

Two ground-level loading doors provide easy warehouse access for smooth shipping and receiving.

BRAND NEW ROOF

A brand new roof was installed in 2026.

SUPERIOR & DIVISIBLE INTERIOR

17-foot clear height supports racking and storage. Space can be divided for added flexibility or income potential.

PERMITTED SPRAY BOOTH

Great for automotive or heavy machinery.





ZONING OVERVIEW

The ML Zone (Limited Manufacturing Zone) is designed to accommodate a wide variety of industrial and commercial activities.

Below are the typical allowable uses and those requiring a Conditional Use Permit (CUP) based on the Oxnard City Code.

PERMITTED USES (P)

Manufacturing & Assembly: Compounding, processing, and assembly of products from previously prepared materials (e.g., electronics, medical instruments, apparel, or food products).

Wholesale & Warehousing: General storage, distribution centers, & wholesale outlets.

Repairs & Assembly: Appliance and small electrical equipment repairs and assembly.

Contractor Services: Trades like HVAC, Welding, Electrical, Plumbing or Carpenter.

Cold Storage: Agriculture freezers and ice production and sales.

Printing & Publishing: Commercial lithography and printing plants.

Automotive Services: Motor vehicle repair (minor), tire shops, and parts storage.

USES REQUIRING A CONDITIONAL USE PERMIT (CUP)

Uses that may impact the surrounding area or are non-industrial in nature often require a CUP:

Alcohol Sales: On-site, off-site, and wine tasting

Automotive Repair (Major): Body shops, painting, or heavy engine rebuilding.

Energy: Generation, distribution, storage, and support facilities, including electrical and gas utilities.

Storage: Mini-warehouses and self-storage facilities

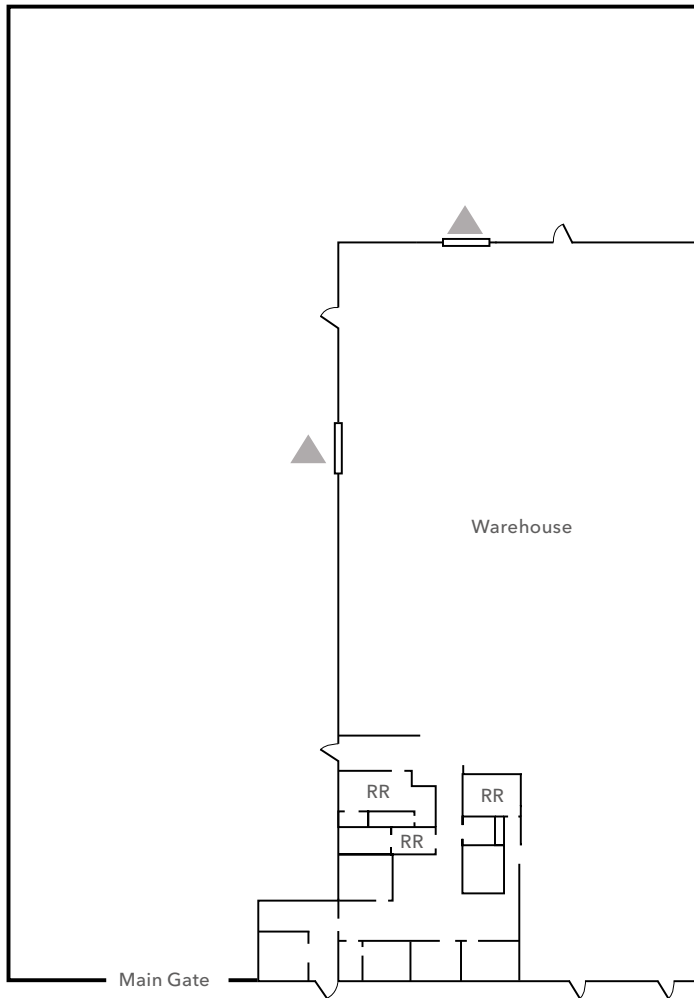
Firearms: Indoor range and ammunition sales

[→ VIEW ZONING CODE](#)

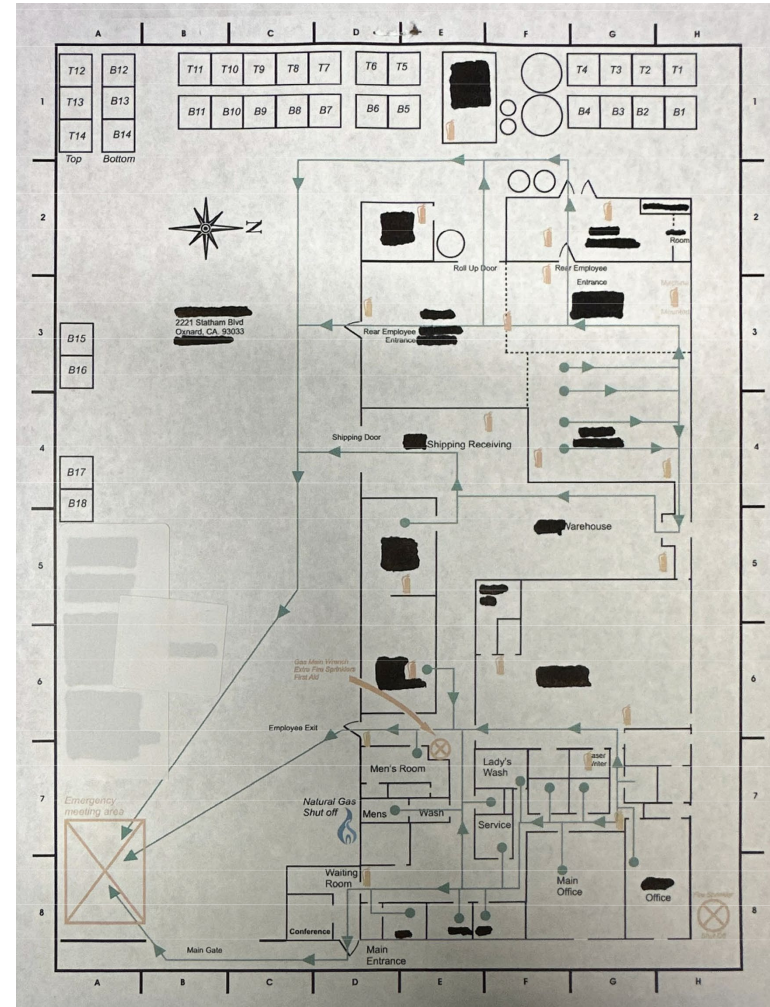
FLOOR PLAN

POTENTIAL FLOOR PLAN

▲ Grade level loading



ORIGINAL FLOOR PLAN







POTENTIAL IMPROVEMENTS

Images Enhanced Using AI



POTENTIAL IMPROVEMENTS CONT'D

Images Enhanced Using AI





OXNARD, CA

Oxnard is strategically located on the Southern California coast in Ventura County, approximately 55 miles northwest of Los Angeles and 35 miles south of Santa Barbara.

Oxnard is a critical gateway for commerce and logistics between Southern California's major markets and the Central Coast. The area is easily accessible via the major transportation artery of US 101 (Ventura Freeway) and is a key multimodal hub, offering rail access and a regional airport.

With a population of over 200,000, Oxnard hosts a powerful economic engine with a highly diversified industrial base. Its strategic assets include the Port of Hueneme, a deep-water commercial port that moves billions of dollars in cargo annually, serving as a vital entry point for automobiles and agricultural products, which directly supports the region's logistics, distribution, and cold storage sectors. The city is also a strong center for manufacturing, and benefits from the economic stability of Naval Base Ventura County (NBVC), the county's largest employer. Historically rooted in agriculture, the fertile Oxnard Plain continues to drive a significant food processing industry.

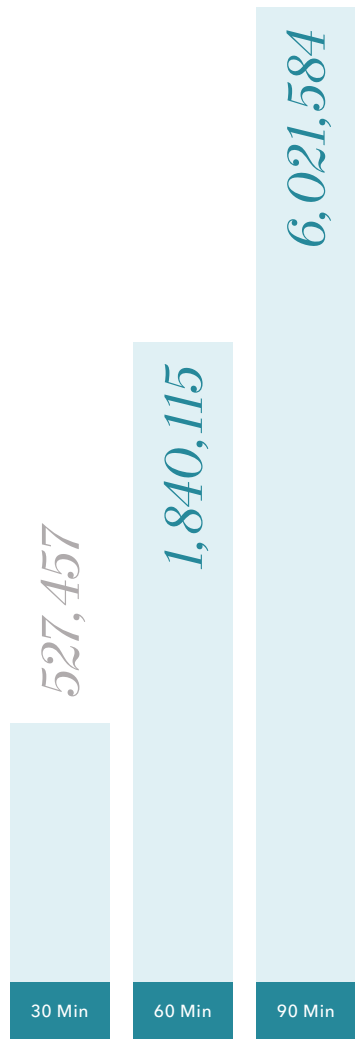
Oxnard remains a significant economic force in Southern California, poised for continued stability and growth. The city is experiencing increasing demand for housing and continues to see ongoing investment in infrastructure, particularly at the Port of Hueneme, to meet future logistics demand. The city's core strengths in logistics, manufacturing, and defense fuel a thriving commercial real estate market, ensuring its role as a key player in the regional economy for the foreseeable future.



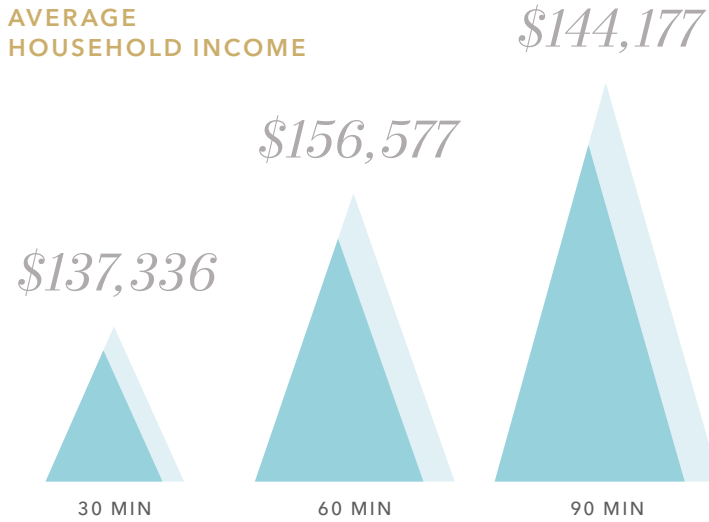


30, 60, & 90 MINUTE DRIVE TIME DEMOGRAPHICS

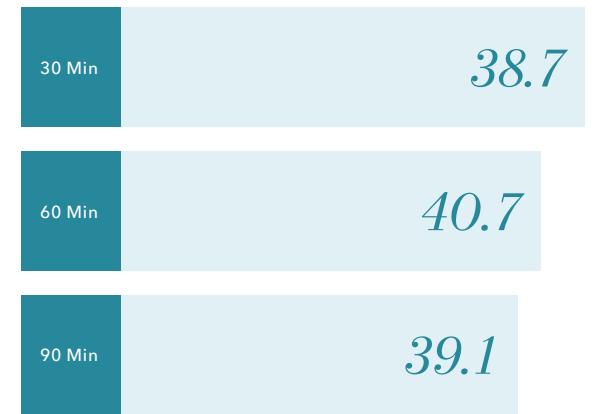
POPULATION



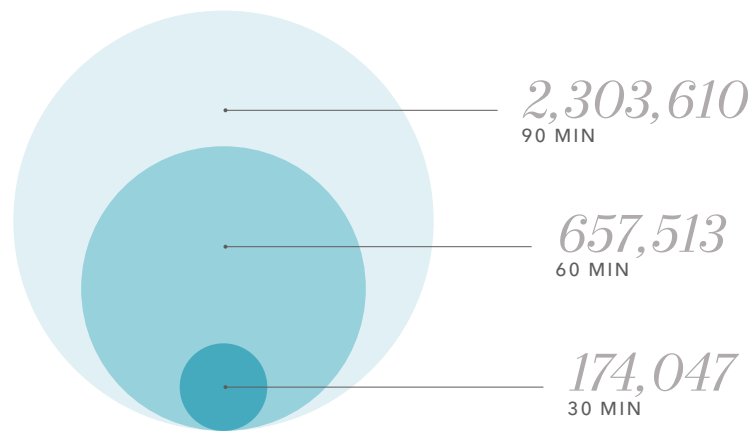
AVERAGE HOUSEHOLD INCOME



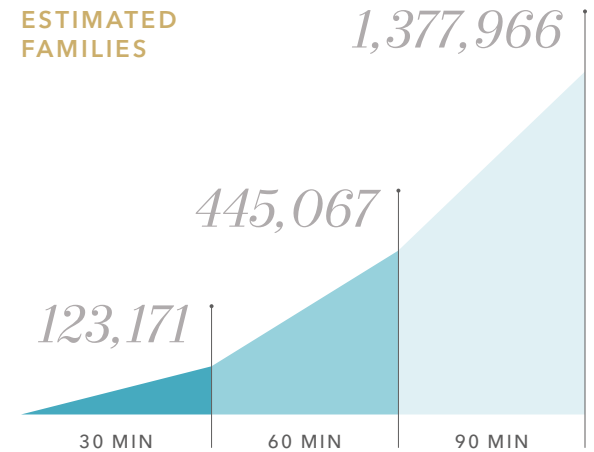
MEDIAN AGE



ESTIMATED HOUSEHOLDS

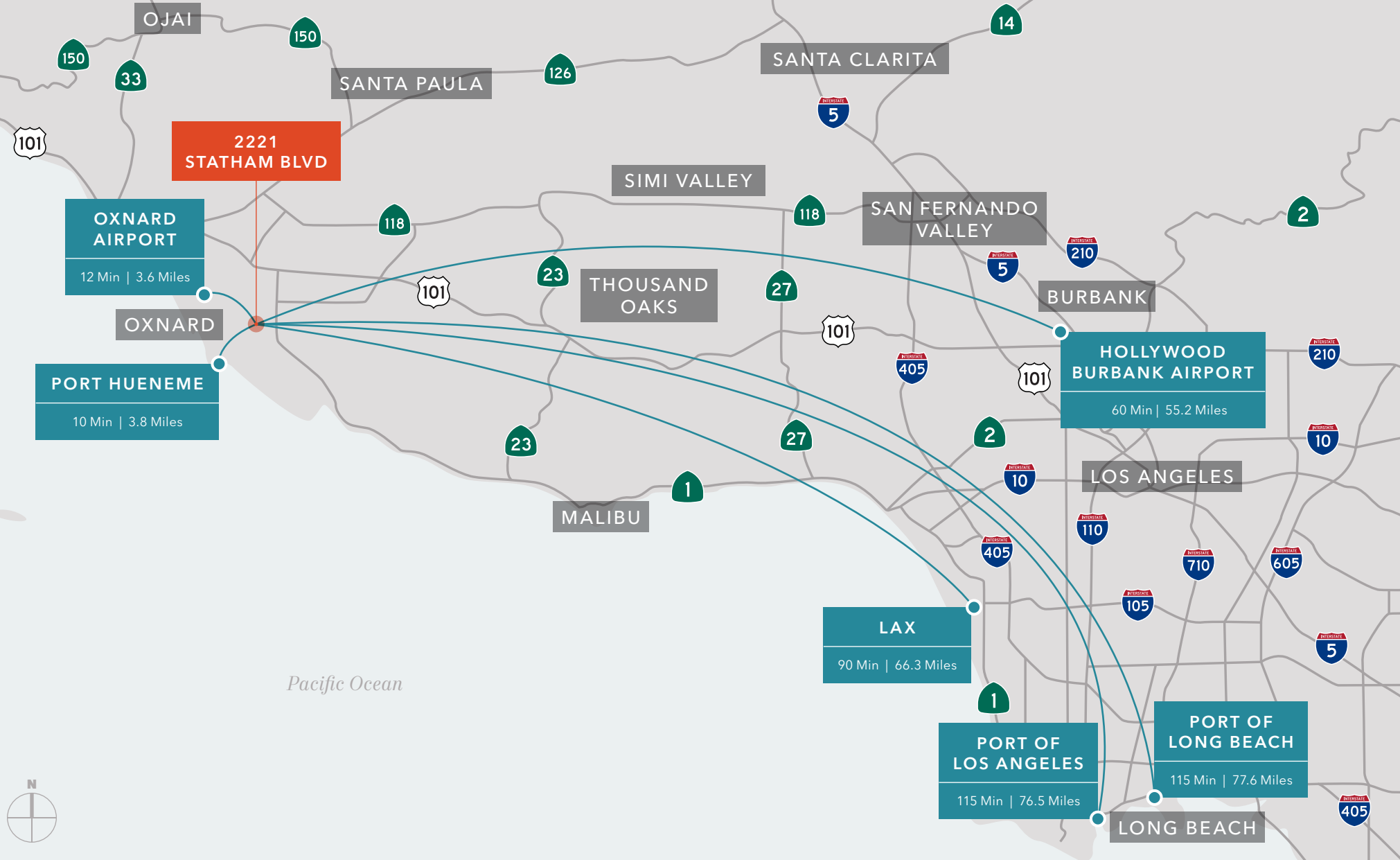


ESTIMATED FAMILIES



Data Source: ©2026 Esri

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Pacific Ocean





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