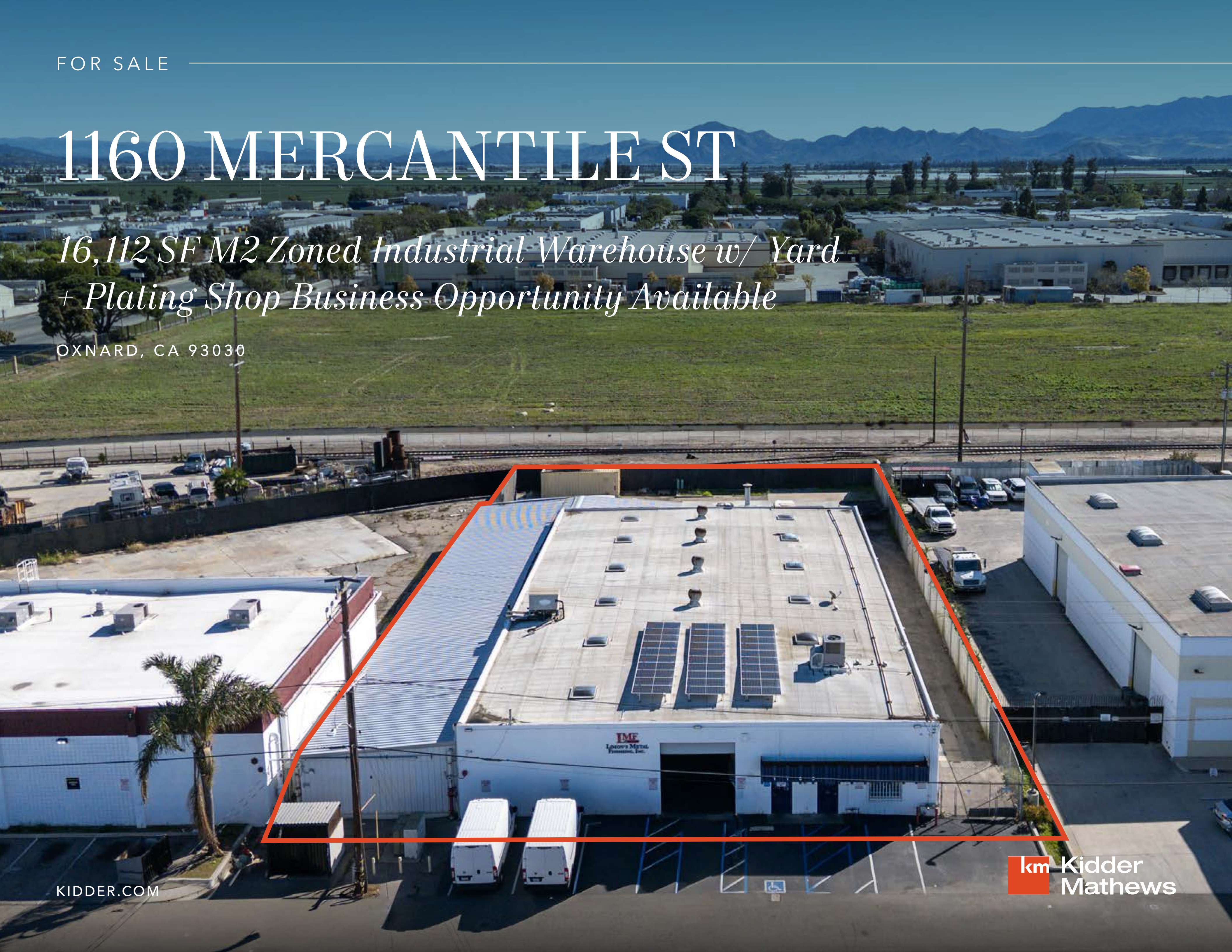
FOR SALE

1160 MERCANTILE ST

16,112 SF M2 Zoned Industrial Warehouse w/ Yard + Plating Shop Business Opportunity Available

OXNARD, CA 93030



KIDDER.COM

Kidder Mathews

Property Overview

BUILDING SIZE	16,112 SF
LOT SIZE	23,420 SF
YEAR BUILT	1968
ROLL UP DOORS	5 (10'x12')
GRADE DOORS	2
CLEAR HEIGHT	16'
ZONING	M2
SPRINKLERS	Yes
POWER	1,000 Amps - 480/277v
SOLAR	Owned

Property Highlights

Freestanding Industrial with Minimal Office

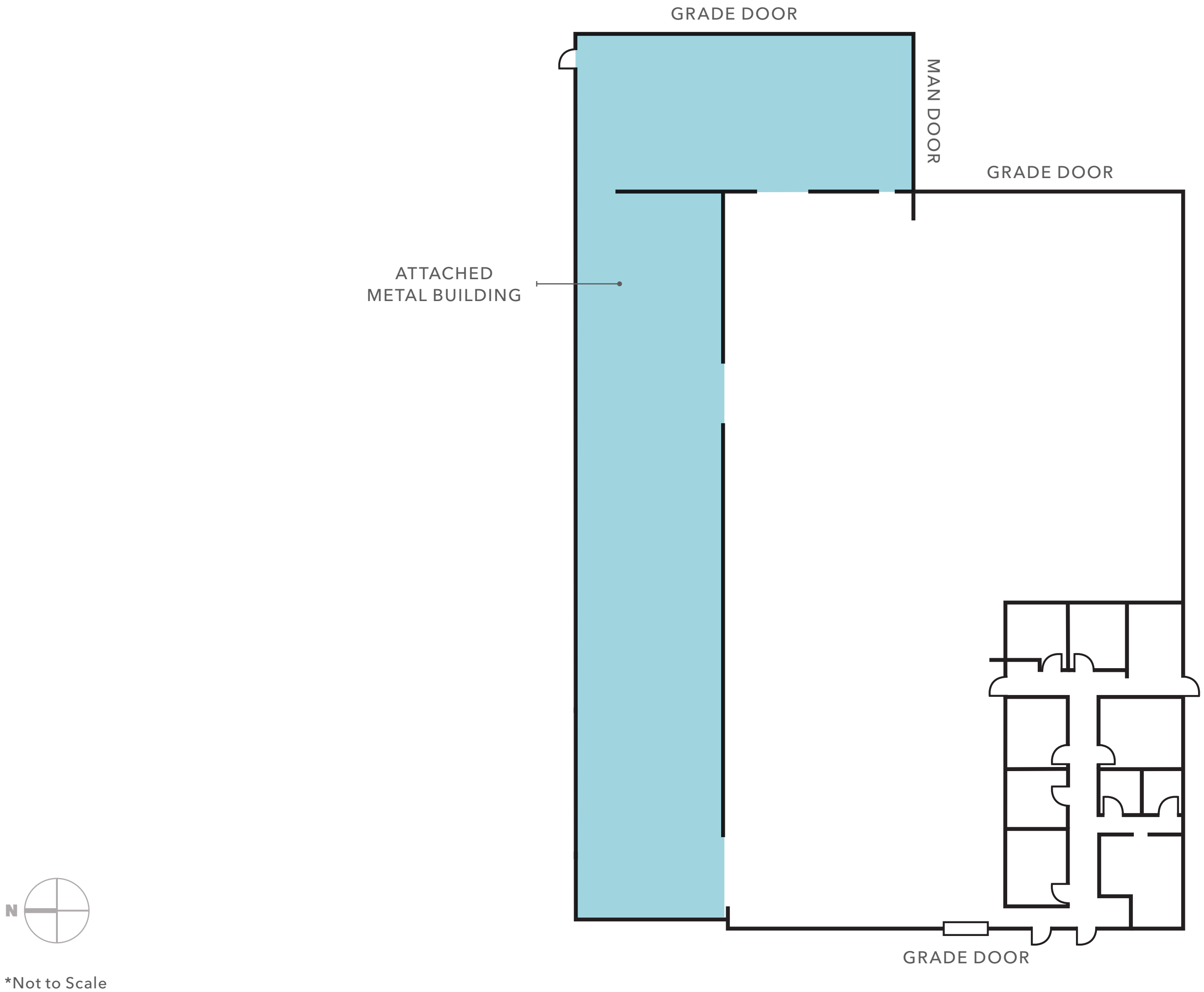
Gated Rear Yard Area

Located in Prime Industrial Corridor

$3.2M
ASKING SALE PRICE

$199
SALE PRICE PSF

FLOOR PLAN


GRADE DOOR
MAN DOOR
GRADE DOOR
ATTACHED
METAL BUILDING
GRADE DOOR
N
*Not to Scale

ZONING OVERVIEW

In Oxnard, M2 is the designation for the Heavy Manufacturing zone.

This zone is designed for high-intensity industrial uses that may have significant impacts, such as noise, vibration, or odors, and is generally buffered from residential areas. Historically focused on heavy industry, the M2 zone has recently been expanded to include more commercial-industrial crossover uses.

PERMITTED USES (P)

Manufacturing: Heavy fabrication, assembly, and processing.

Storage: Outdoor storage yards, lumber yards, and warehouses.

Automotive: Truck/bus storage and (as of late 2025) Ag/Construction vehicle sales.

Wholesaling: Large-scale distribution and merchant wholesalers.

CONDITIONAL USES (CUP)

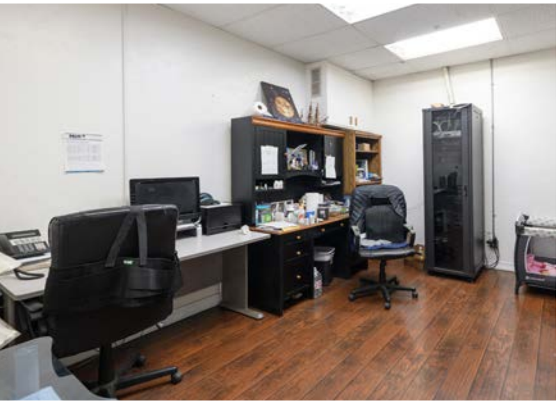
Hazardous Waste: Off-site facilities.

Large Scale Utilities: Power plants or major infrastructure.

Nuisance-Type Industry: High-impact processing.

Food/Beverage: Heavy food processing facilities.

→ LINK TO ZONING MATRIX



BUSINESS OPPORTUNITY

This offering presents a unique opportunity to acquire an established metal finishing and plating operation with decades of industry experience. The company has built a strong reputation for delivering high-quality metal finishing services for a variety of industrial and manufacturing clients.

The business specializes in chemical processing and surface treatment solutions including anodizing, passivation, electroless nickel plating, and corrosion protection coatings, services that are essential to manufacturers across aerospace, industrial, and fabrication sectors. With more than three decades of operational experience and an established client base, the company provides a proven platform for continued growth in a specialized manufacturing service sector.

STRATEGIC VALUE OF ACQUIRING THE BUSINESS & REAL ESTATE

Purchasing both the operating business and the underlying real estate creates a compelling investment opportunity. The buyer gains immediate operational income from an established company while also benefiting from long-term control and appreciation of the industrial property.

Ownership of the facility allows an operator to control occupancy costs, protect the business from lease risk, and maintain operational flexibility as the company continues to grow. For investors, the combination of a functioning industrial business and real estate ownership creates dual value through operating income and property appreciation.

OPPORTUNITY HIGHLIGHTS

- Established metal finishing business with long operating history
- Essential services supporting manufacturing and industrial clients
- Turn-key operation with existing processes and equipment in place
- Opportunity for operational expansion or service diversification
- Real estate ownership provides long-term stability and asset appreciation
- Located in a strong Southern California industrial market
- High barrier to entry business due to regulatory environment

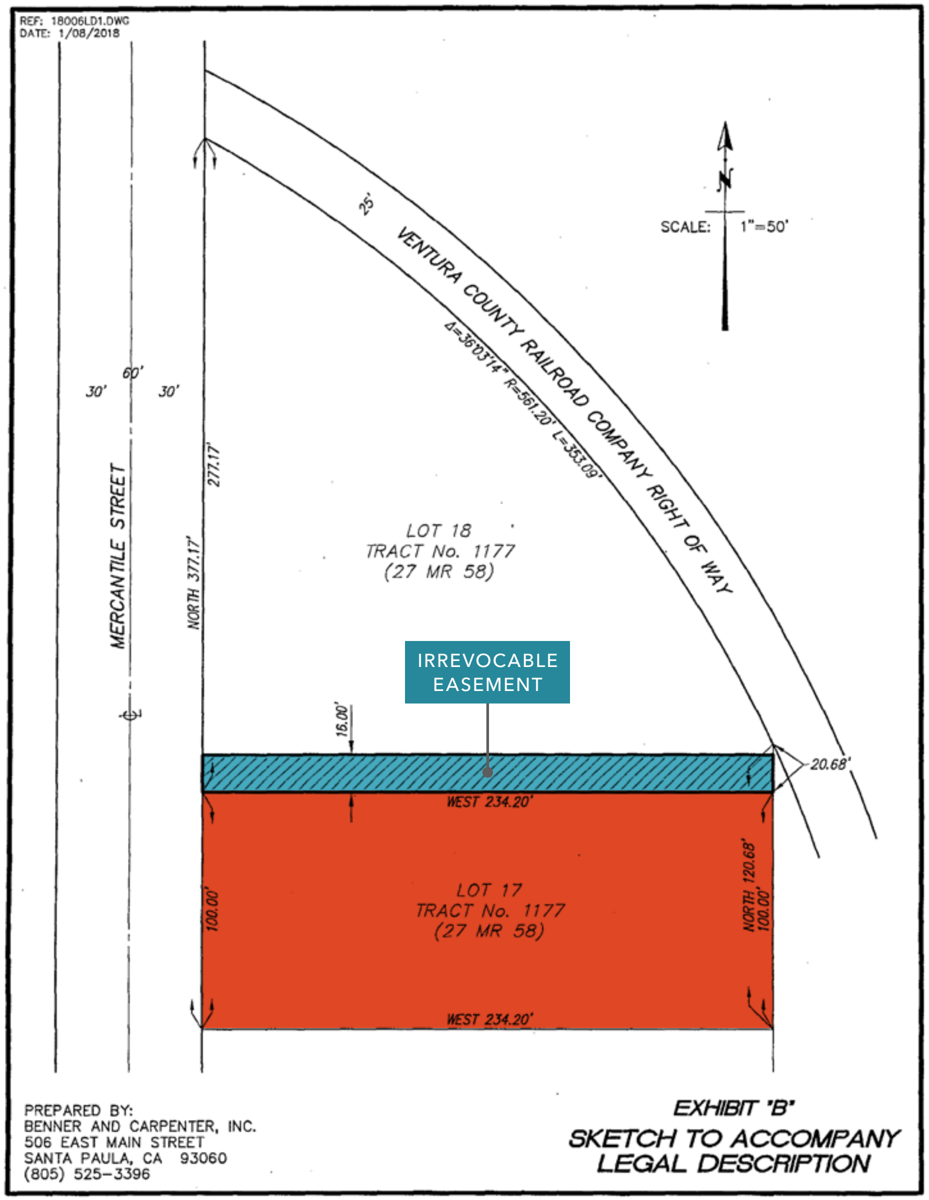
GROWTH POTENTIAL

With continued demand from regional manufacturing, aerospace, and fabrication sectors, the business is well positioned for a new owner to expand services, increase production capacity, or pursue additional customer relationships.

The combination of a specialized industrial service business and the underlying property represents a rare opportunity to acquire both an operating enterprise and a long-term real estate asset within the same transaction.

*Contact Brokers for Business Opportunity Pricing**

*Business is sold separately from real estate.



1160 MERCANTILE ST EASEMENT FOR 1120 MERCANTILE ST

23,086 SF
SUBJECT PARCEL

3,747 SF
IRREVOCABLE EASEMENT

There is an irrevocable easement for the purposes of 1160 Mercantile of ingress and egress, access, utilities, governmental services, improvements, use, operating, replacement, repair and maintenance over, through, above, under and upon that portion of 1120 Mercantile Street described.


LMF
Limon's Metal
Finishing, Inc.
1160
NO PARKING


TRASH
ONLY


COSTCO


SUBJECT PROPERTY
WOOLEY RD
RICHMOND AVE
COMMERCIAL AVE
PACIFIC AVE
S ROSE AVE
WESTAR DR
S OXNARD BLVD
N
Western Precooling
AST
GILLS ONIONS
DANDY
Driscoll's
SILVAS
Maaco
SEASIDE PACKAGING
KASON
maxco
GOLDENWEST PACKAGING GROUP
pinnPACK
AST
AMERICAN TOOTH INDUSTRIES
NMS
NMS MOVING SYSTEMS, INC
Shell
SCWTTC
The Alexon Group
enterprise
OXNARD BATTERY
ROSTAR
COUNTY of VENTURA
SCOSCHE
COLOURPOP
Granatelli MOTOR SPORTS
ProSolar
Plascene
DISCOUNT TIRE
MARTIN AUTO COLOR

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.

DEMOGRAPHICS

POPULATION

1 MI	20,979
3 MI	188,089
5 MI	236,809

AVERAGE HOUSEHOLD INCOME

1 MI	$74,889
3 MI	$96,481
5 MI	$101,067

MEDIAN AGE

1 MI	32.6
3 MI	34.1
5 MI	35.4

ESTIMATED HOUSEHOLDS

5 MILES	65,768
3 MILES	47,883
1 MILE	4,928

ESTIMATED EMPLOYEES

1 MI	10,739
3 MI	53,809
5 MI	74,445

Data Source: ©2026 CoStar

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For more information on this property, please contact

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