

INDUSTRIAL FOR SALE

AVAIL SF: 8,840

TOTAL BLDG SF: POL



ADDRESS 2962 SEABORG AVE, VENTURA CA ZIP 93003

Ventura Warehouse/Mfg. Space For Sale
Immediate Access to 101 Freeway
Functional Office Space
480 Power Service - 2 Loading Doors
New Roof & Exterior Paint (2025)

LEASE RENTAL \$ NFL /mo Gross \$ _____ Net _____ Term _____
SALE PRICE \$ 2,431,000 Price/SF \$ 275 Possession COE Tax \$ TBD Yr 2025-26
 Avail SF 8,840 Power A 400 V 277-480 Ø 3 W 4
 Min. SF 8,840 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF _____ Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 2 Dim 10' x 12'
 Rail NONE Unfin Ofc Mezz SF N/A Incl in Avail SF N Restrooms: 2
 Sprinklered Yes Min Clear Height 16 **OFFICE DATA** Office SF 3,200 # 6
 Pkg 16 Yard No Yr Blt 1982 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF _____
 Thomas Bk Pg# 492-C7 Zone MPD To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445 Region VEN Listing # _____
 FIRM **IPA Commercial**
 FTCF _____ Notes **Buyer to independently verify all information herein.**



(805) 844-1000