

# 3223 GOLF COURSE DRIVE

Ventura, CA | 93003



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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



### PROPERTY DESCRIPTION

Located in a desirable Ventura business corridor, 3223 Golf Course Drive offers a well-maintained 15,500 SF Industrial commercial building, shared 32' wide dock high loading, two oversize ground level doors, high clear height making the space suitable for a variety of Industrial or light manufacturing uses. The property features 2,500 square feet of office, showroom, breakroom and offers a functional floor plan with flexible interior space, ample natural light, and 800 AMPS of power.

The property is currently leased through December 2026. The space is in turnkey condition and ready for immediate occupancy upon lease expiration. This well-maintained, clean building offers a professional environment with shared parking serving two other industrial buildings on the same property. The site provides convenient access via both Golf Course Drive and Bunsen Avenue, with entrances and exits from each street for efficient vehicle circulation.

### LOCATION DESCRIPTION

Property is located in an Industrial Planned Development adjacent to the Buena Ventura Golf Course and intersecting Olivas Park Drive in the City of Ventura.

### OFFERING SUMMARY

Lease Rate:	\$1.45 SF/month (MG)
Available SF:	15,500 SF
Building Size:	15,500 SF

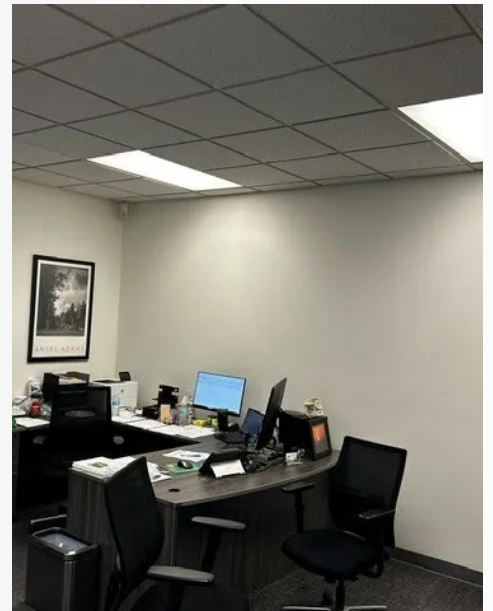
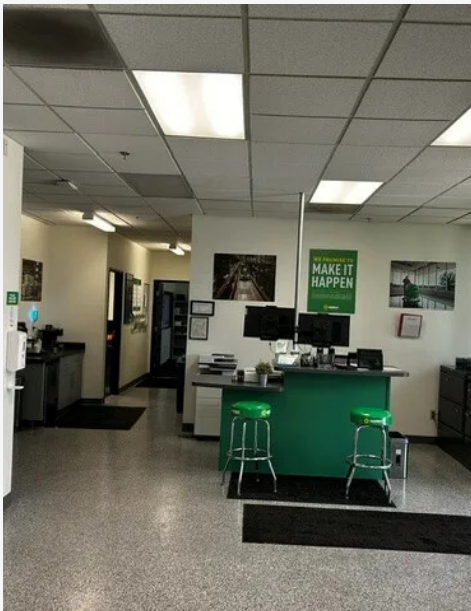
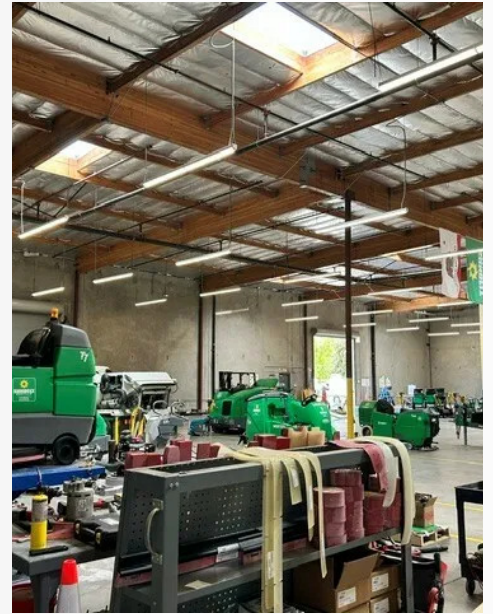
**PROPERTY DETAILS & HIGHLIGHTS**



Property Type	Office
Property Subtype	Office Building
Building Size	15,500 SF
Lot Size	-
Building Class	B
Year Built	1996

- Minimum Clear Height 21' - Broker To Verify
- Office Area: 2500 SF +/-
- 800 AMPS / 208Y / 120V
- Oversize Ground Level Loading Entrance
- Concrete Tilt-Up, Sprinklered Building
- Shared Loading Dock-32' Wide
- Close Proximity To 101 Freeway & 126 Highway
- Parking: Shared

ADDITIONAL PHOTOS



**CHALLENGER**  
ELECTRICAL EQUIPMENT CORP.  
**POWERMASTER**  
Switchboard

Volts	208Y/120V	G. O. No.	VLA01217
Phase	3	Item No.	07
Wire	4	Sect. No.	Of 3
Mid. AT	41	Date	MAR. 1996
Current Ratings-Amperes			
Supply	800	Neut.	800
Section	800	Neut.	800
Enclosure Type NEMA-3			

This Section is Rated For Use On A Circuit Capable Of Delivering Not More Than 65KA RMS Sym. Amperes, 240 Volts Maximum. When Protected By A Current Limiting Main Device, A N/A Amperes Maximum Class N/A Fuse Or A Type N/A Circuit Breaker Rated Not More Than N/A Amperes Must Be Used.

The Short Circuit Rating Of This Switchboard Section Is Equal To The Lowest Rating Of: (1) Any Section Electrically Connected In Series Or (2) Any Installed Panelboard Having A Marked Short Circuit Rating Or (3) Any Device Installed Except As Noted In The Series Rating Information Manual Attached.

If This Section Contains A Control Transformer, The Secondary Voltage Is 120V.

If This Section Contains A Bonded Neutral, The Bonding Means Shall Only Be Removed For Test Purposes.

Underwriters Laboratories Inc.  
EQUIL / REAR SWITCHBOARD SEC  
No. D 130818  
OF 53

Challenger Electrical Equipment Corp. Made in USA 900P2026H-D1 R1



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