

FOR SALE



1 Acre Industrial Land

M-1 Zoning

220 Bryant Street, Ojai, Ca 93023

FOR SALE \$1,250,000



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
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CalDRE License: 1378022

PROPERTY FEATURES:

- Rare ±1.0-acre vacant industrial parcel
- Prime location in Ojai's established Bryant Industrial Area
- Excellent frontage and visibility along Bryant Street
- Convenient access to Ojai Avenue and downtown Ojai
- Level site with utilities available in the street
- Preliminary plans for a ±15,250 SF multi-tenant industrial building
- Zoned M-1 (Light Manufacturing Industrial)
- General Plan designation: Commercial Manufacturing (CM)
- Maximum FAR of 0.45
- Suitable for owner-user, multi-tenant industrial, warehouse, flex space, or industrial condominium development
- Exceptional opportunity in a highly constrained industrial market with limited land availability

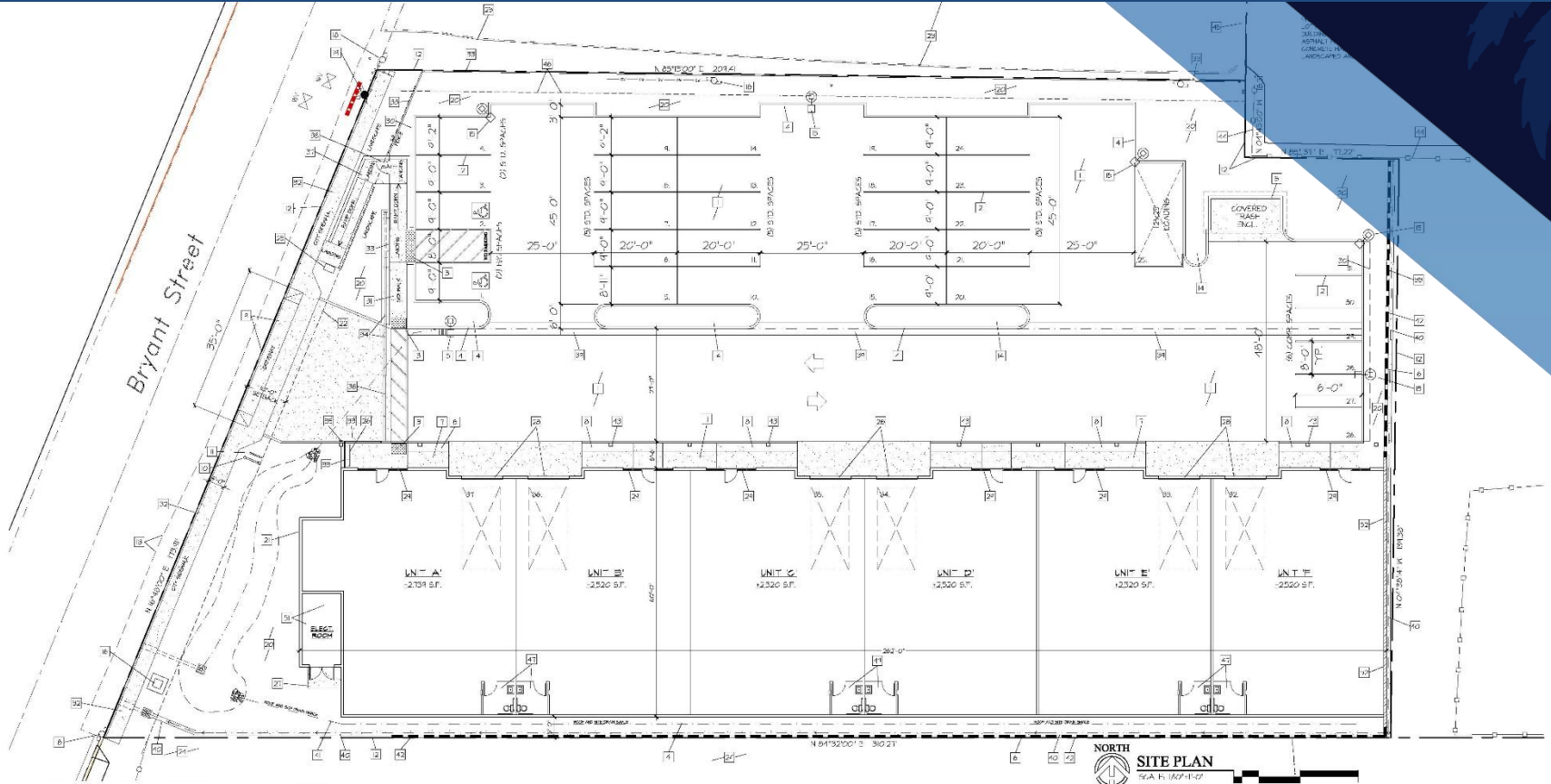


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Preliminary plans call for a **15,250-square-foot multi-tenant light industrial building**, giving buyers the option to continue the current entitlement process or pursue their own development plan. The site is also well suited for a single-user industrial headquarters, flex industrial project, warehouse, contractor facility, or industrial condominium development, with units sold individually or held as income-producing investment property.



KEY NOTES:

- 17 ELECTRICAL BREAKER PANEL FOR INDIVIDUAL LIGHT UNIT - TYPE
- 18 REFER TO THE EXTERIOR BUILDING ELEVATIONS FOR THE LOCATION OF PHOTO CHANGES AND WINDOWS (SEE PLAN SHEET 02)
- 19 STEEL RAILGATE GUIDE TRACK EMBEDDED INTO CONCRETE REINFORCING (REMOVE THE CONCRETE)
- 20 CHASED ACCESS PANEL ON RAVEL - SEE PUBLIC WAY VIA A NEW 18\"/>
- 21 SEE HANGAR ACCESS TO USABLE ACCESS OF RAVEL
- 22 CONCRETE CURB TO ENJOIN WITH THE SURFACE FINISH
- 23 CHANGE V-DROP TO DIRECT AND 24 FACE SLOPE 1\"/>
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