

FOR LEASE

2100 EASTMAN AVENUE | OXNARD, CA



LEASE DETAILS

FINANCIAL

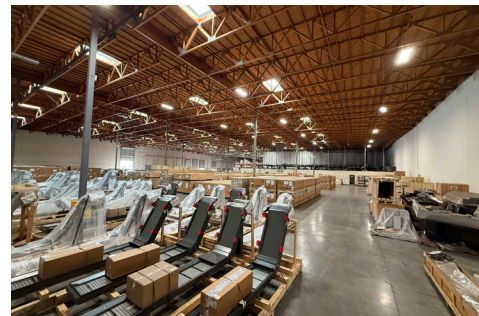
Lease Price	\$101,145/Month NNN
Price/SF	\$1.10/SF
Net Fees	±\$0.25/SF

OPERATIONAL

Gross Leasable Area	91,950 SF
Office Space	±10,000 SF
Lot Size	4.8 Acres
Year Built	1999
Property Type	Industrial

PROPERTY HIGHLIGHTS

- 91,950 Square Foot
- Class A distribution facility
- 28' Clear Height
- 12 Dock High loading doors (9' x 10') with load levelers
- 2 Drive In Doors (12' x 14')
- 50' x 60' column spacing
- Gated Paved Yard
- 184 Parking Spaces (2/1,000 SF)
- Fully Sprinklered (0.45/3000)
- 1600A, 277/480 Volt Power
- Verizon Fiber Optic Cable
- Zone - M1



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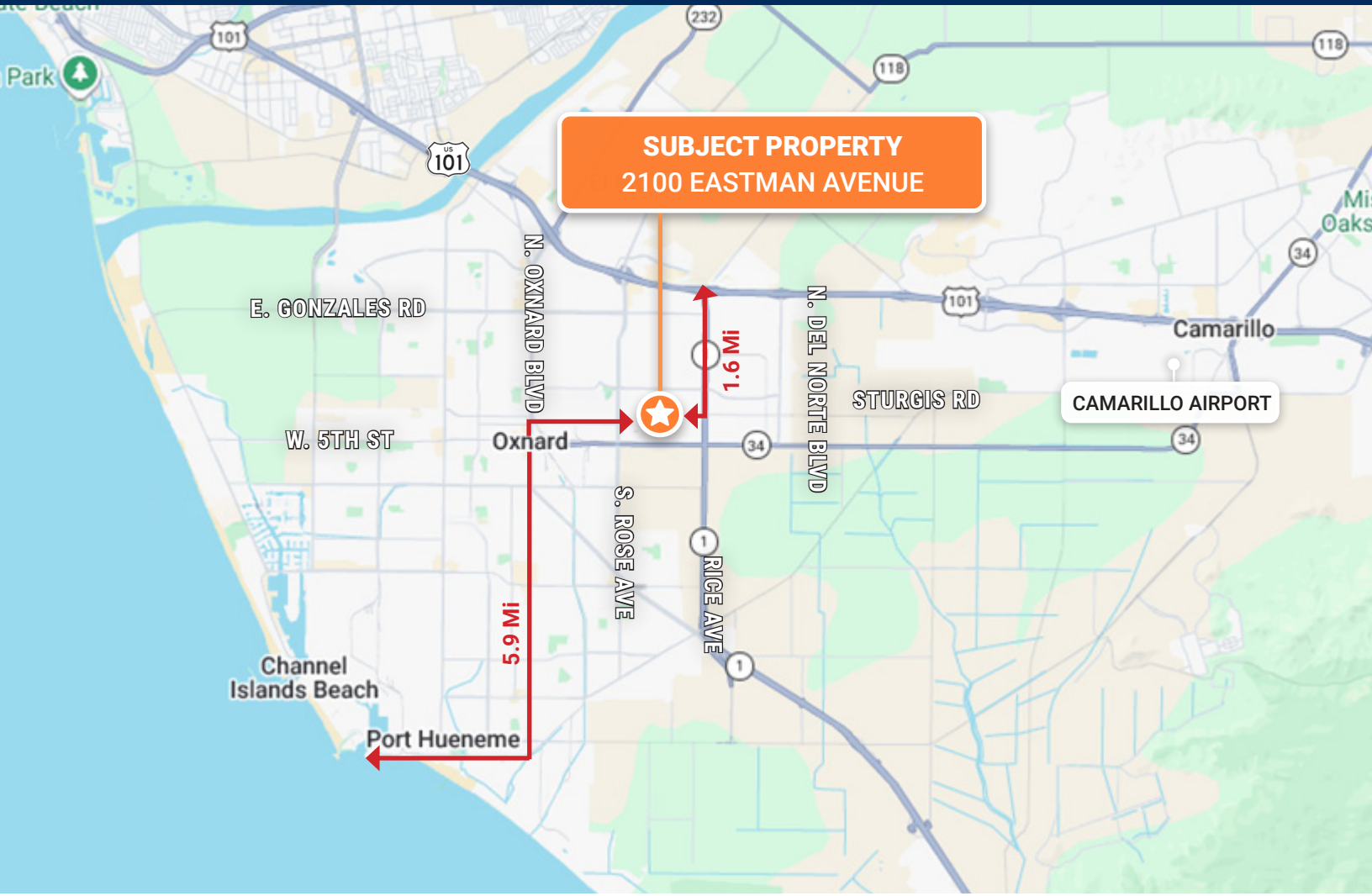
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LOCATION

POINTS OF INTEREST	DISTANCE
101 Freeway	1.6 miles
Port Hueneme	5.9 miles
Camarillo Airport	5.0 miles
Oxnard Airport	3.5 miles
Malibu	30 miles
Santa Barbara	35 miles

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2025	10,619	147,590	241,551
Total Households	2,516	38,386	69,951
Avg. HH Income	\$107,761	\$105,661	\$112,763

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