



8,840 SF

INDUSTRIAL CONDOMINIUM

Offered at
\$2,431,000

2962 Seaborg Ave.
VENTURA, CALIFORNIA

OFFERING MEMORANDUM



Table of Contents

1. Executive Summary
2. Property Highlights
3. Building Description
4. Aerial Pictures
5. Exterior Pictures
6. Interior Pictures
7. City Overview
8. IPA Company Info / Bio



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2011 Ventura Blvd., Camarillo, CA 93010

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EXECUTIVE SUMMARY

Mike Wax, SIOR, of IPA Commercial is pleased to present the opportunity to acquire 2962 Seaborg Avenue, Ventura, a well-maintained, single-tenant industrial condominium ideally suited for an owner-occupant.

This 8,840 sq. ft. industrial condominium was originally built in 1980 and has been recently upgraded with a new roof (2025) and fresh exterior paint. The property features a functional and efficient layout, including approximately 3,200 square feet of office space (no mezzanine) and a well-balanced warehouse component designed to accommodate a wide range of industrial uses.

The warehouse is equipped with 400 amps of 277/480-volt power, two 10' x 12' grade-level loading doors, and 15' minimum clear height, providing practical utility for manufacturing, distribution, fabrication, and service-oriented businesses.

Strategically located in Ventura's established industrial corridor, the property offers excellent access to Victoria Avenue and the 101 Freeway, allowing for efficient regional connectivity throughout Ventura County and beyond. The surrounding area benefits from a strong labor pool, nearby amenities, and proximity to major transportation routes. Zoned MPD (Manufacturing/Planned Development), the property supports a variety of industrial uses.

At 8,840 square feet, this is a hard-to-find size for purchase in today's market, particularly for owner-users seeking to control their occupancy costs and build long-term equity. The offering is further enhanced by the availability of up to 90% SBA financing, making it an attractive and accessible acquisition for qualified buyers.

2962 Seaborg Avenue represents a compelling opportunity to acquire a well-located, functional industrial asset in a supply-constrained coastal market, ideal for an owner-user looking to secure a long-term foothold in Ventura County at a price point below replacement cost.

BUILDING SUMMARY

Sales Price **\$2,431,000**

Price/Ft. **\$275**

Building Size **8,840 SF**

Year Built **1980**



PROPERTY HIGHLIGHTS

- **New Roof & Exterior Paint**
- **MPD Industrial Zoning**
- **Two 10' x 12' Loading Doors**
- **Functional Office Layout**
- **400 Amps of 480V Power**
- **Low Association Dues**
- **West Ventura County Location**
- **Clean Business Park Environment**
- **Priced Below Replacement Cost**



PROPERTY DESCRIPTION

Property Address	2962 Seaborg Ave. Ventura, CA
Building Type	Single-Tenant, Industrial Condominium
Building Area	Total Bldg. 8,840 SF Office Area 3,200 SF Warehouse Area 5,640 SF
APN	138-0-260-025
Year Built	1980
Parking	16 Car Parking
Fire Sprinklers	Yes

Grade Level Doors	Two 10' x 12'
Clear Height	15'
Zoning	"MPD" Industrial Zone, City of Ventura
Construction Type	Concrete
Driveway Access	Drive Around Access
Power	400 Amps 277/480 Volt 3 Phase
Electric Service	Southern California Edison
Water	City of Ventura
Phone/Data	AT&T



2962 Seaborg Exterior Photos



2962 Seaborg Exterior Photos



2962 Seaborg Interior Photos



2962 Seaborg Interior Photos



2962 Seaborg Interior Photos



Ventura, California - City Overview

Industries

Ventura's economy has evolved over the years from one dependent on agriculture and natural resources to one that draws on a diverse range of businesses, non-profits, and public agencies. Travel, tourism, hospitality, agriculture, healthcare, technology, retail, distribution, and manufacturing are all important parts of Ventura's industrial mix.

Manufacturing

Manufacturing represents a significant part of Ventura's economy, with 162 manufacturing businesses contributing \$457 million annually to the local economy and contributing almost 4,000 jobs. The majority of Ventura's largest revenue generators are small and medium sized manufacturers that produce supplies for oil, medical, transportation, construction, food, and electronic industries both locally and internationally. Ventura has a rich oil production history, and oil production and support services still thrive today.

Ventura is home to one the world's most successful and respected apparel companies: Patagonia, a maker of high-end outdoor clothing. The company has more than 1,000 employees worldwide and revenues of about \$500 million per year. In the industrial sector at the south end of town, another global apparel company has its headquarters: Fashion Forms, which makes bras and other undergarments for women. The company's annual revenues are well above \$30 million and its products are in stores around the world and on celebrities on every red carpet.

Growth opportunities are created through a growing international market and Ventura's proximity to the Port of Hueneme, Los Angeles, and the Pacific Rim markets. Naval Base Ventura County provides ample opportunities in defense contracting and high tech engineering.



Technology & Innovation

Ventura is home to many new businesses focused on new technologies and innovation in new and emerging markets of sustainability, new and alternative energy sources, conservation, and communication. These businesses are succeeding and making a positive impact on the new economy.

For years, Ventura was surrounded by high-tech hubs: one in Santa Barbara, full of companies started by UCSB students, graduates, and faculty; and one in the Conejo Valley, where former Amgen employees have set out on their own. Today, Ventura has its own home-grown tech scene, formed by a blend of influences from its neighbors to the north and south.

In 2010, the City of Ventura launched a technology business incubator in a building behind City Hall. To go with the space, the City partnered with DFJ Frontier to help fund the new companies. The Ventura Ventures Technology Center now has 14 tenants, along with others that have outgrown the incubator and moved to outside offices. The greatest success story is The Trade Desk, an online advertising company that started in the incubator space in City Hall.

About IPA Commercial

Commercial Real Estate Specialists

IPA is an independent real estate company that focuses exclusively on commercial property. As brokers, IPA has sold and leased millions of square feet of industrial property since 1976. IPA has been assisting clients in buying, selling, leasing, investing, and developing industrial properties for 50 years.

Our goal is to realize the highest rate of return for our investor clients on their industrial real estate investments. Our clients utilize our investment services for buying and selling properties, acquiring tenants for new or existing properties, and for evaluating and acquiring additional investments.

IPA's experience and market knowledge are essential in assisting our clients to make important investment decisions. We are continually in contact with investment opportunities in vacant or leased buildings, multi-tenant complexes, acreage, improved industrial lots, and industrial parks. In many cases, we can provide the missing ingredient in an investment deal, such as a tenant, or find sale-leaseback opportunities, if a business wishes to sell and then lease back the property. Sometimes we can simply confirm that an available building has investment potential.

Our clients rely on our investment analysis and our diverse experience. We excel at generating opportunities and continuously uncover new investment possibilities. Our track record of successfully packaging, selling and advising on investment transactions in Ventura County and the San Fernando Valley is representative of our superior experience and investment knowledge.



MIKE WAX, SIOR, CCIM

President | DRE Lic.#01228006

Mike Wax has been active in the industrial real estate field for more than 28 years. Mike started his career in 1997 with his father, a commercial real estate veteran, at his firm Industrial Park Associates. For the last 28 years Mike has been involved in all aspects of industrial real estate. His experience ranges from sales and leasing to development and management. Mike is a proud member of the Society of Industrial and Office Realtors (SIOR) and a Certified Commercial Investment Member (CCIM.)

Since 2002 IPA has been based in West Ventura County. Mike's specialty is industrial properties in the Ventura County area. IPA services include advising owners of industrial property on how best to maximize their asset's value. Mike is constantly completing and monitoring transactions taking place in the local market. This allows Mike to provide clients with comprehensive and timely information for evaluating, acquiring, developing and/or leasing industrial properties. Mike's clients are building owners, investors, developers and a variety of warehouse and manufacturing firms.



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