

INDUSTRIAL FOR LEASE

AVAIL SF: 6,981

TOTAL BLDG SF: 19,077



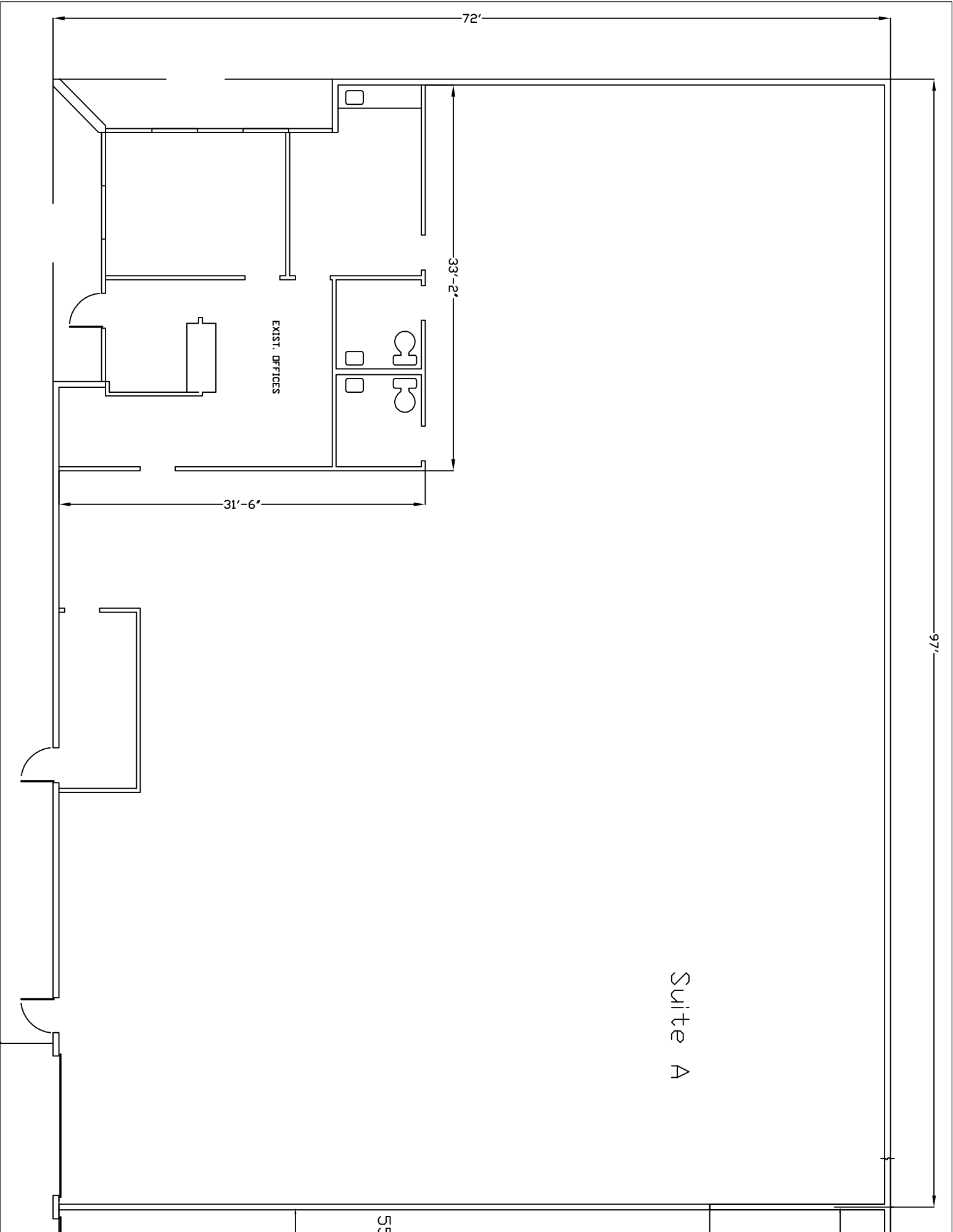
ADDRESS 4476 DUPONT CT UNIT A, VENTURA CA ZIP 93003

Prime Industrial Space in Ventura
Front Corner Unit with 20' Clear Height
12' x 13' GL & 480V Power Service
Minimal Office Space & No CAM Fees
Great Location by Telephone Rd & 101 Freeway

LEASE RENTAL \$8,726.25 /mo Gross 1.25 Net _____ Term 3-5 YRS W/ANNUAL COLA
SALE PRICE \$ NFS Price/SF \$ _____ Possession 8-1-2026 Tax \$ _____ Yr 2025-2026
Avail SF 6,981 Power A 200 V 277-480 Ø 3 W 4
Min. SF 6,981 Heat SPACE Cooling NONE PWR Notes VERIFY
Land SF POL Truck Hi Pos 0 Dim _____
Const CTU Roof LAM Grd Lev Drs 1 Dim 12 X 13
Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 900 # 3
Pkg 14 Yard No Yr Blt 1986 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 492-A5 Zone MPD To Show Call Broker - OCCUPIED Sp. Feat. _____
AGENT Mike Wax, SIOR (805) 844-7445, Jonathan Wolk (805) 844-7426 Region VEN Listing # _____
IPA Commercial
FTCF _____ Notes Subject to termination of existing lease.



(805) 844-1000



72'

97'

33'-2"

31'-6"

EXIST. OFFICES

Suite A

55