



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

**AVAILABLE  
±2,118 SF**



**NARDO ST**



**WELLS RD**

# EXCELLENT M2 ZONED INDUSTRIAL PROPERTY IN VENTURA, CA

11040 Nardo St., Ventura, CA 93003



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# PROPERTY FEATURES

11040 Nardo St., Ventura, CA 93003



## APPROX. 2,118 SF

INDUSTRIAL PROPERTY AVAILABLE





- ✓ Great high exposure corner location
- ✓ Fenced yard
- ✓ Two 12x12 roll up doors
- ✓ High ceiling 12 feet plus
- ✓ Zone M2
- ✓ ±20,201 SF lot
- ✓ ±2,118 SF building

## AREA AMENITIES

- ✓ Excellent ingress/egress to the 126 Highway, 118 Highway, and 101 Freeway
- ✓ Located at a signalized intersection
- ✓ Heavily trafficked site

## RENTAL RATE

\$10,000 PER MONTH

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	9,595	42,144	128,714
 Avg. HH Income	\$131,068	\$143,545	\$132,401
 Daytime Pop	8,622	39,504	120,143
 Traffic Count	± 40,086 CPD ON 118 HWY		

INDUSTRIAL LOT  
VENTURA, CA

# EXTERIOR PHOTOS

11040 Nardo St., Ventura, CA 93003





**AVAILABLE**



**GROCERYOUTLET** & Smart & Final.



**SUBWAY**

**CHASE**



**Goodwill**



**AutoZone**



**AERIAL MAP**



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