

1620 EMERSON AVE.
Oxnard, California

**FREE STANDING BUILDING
FOR LEASE**



GRANT FULKERSON, SIOR

PRINCIPAL
818.304.4956
GFULKERSON@LEE-RE.COM
WWW.FULKERSON-RE.COM
DRE# 01483890

MIKE TINGUS

PRINCIPAL
818.223.4380
MTINGUS@LEE-RE.COM
WWW.MIKETINGUS.COM
DRE# 01013724

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1620 Emerson Avenue Oxnard, CA 93033
AVAILABLE SIZE	26,547 SF
GROUND FLOOR OFFICE	3,982 SF
LAND	1.43 Acres
CLEAR HEIGHT	18 Feet
POWER	400amps 277-480v 3P4W
LOADING	Two (2) GL / Two (2) DH
PARKING	70 Stalls (2.6/1,000)
LEASE RATE	\$0.96 PSF NNN

26,547
SQUARE FEET

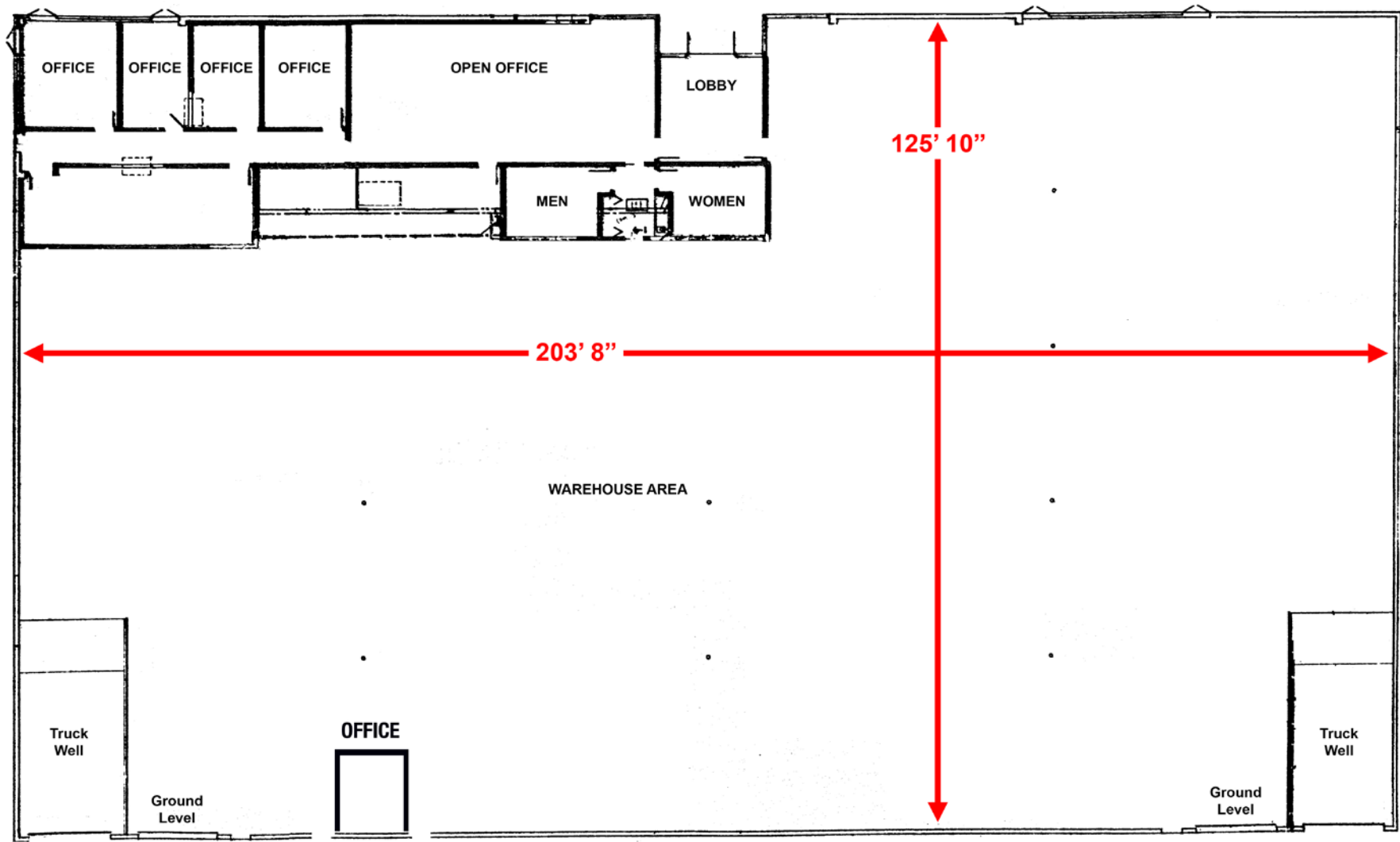
18 FEET
CLEAR HEIGHT

\$0.96 PSF
LEASE RATE

\$0.20 PSF
OPEX



FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.



LOADING:
(2) DH/ (2) GL



OPPORTUNITY
ZONE



OUTSTANDING
LOADING



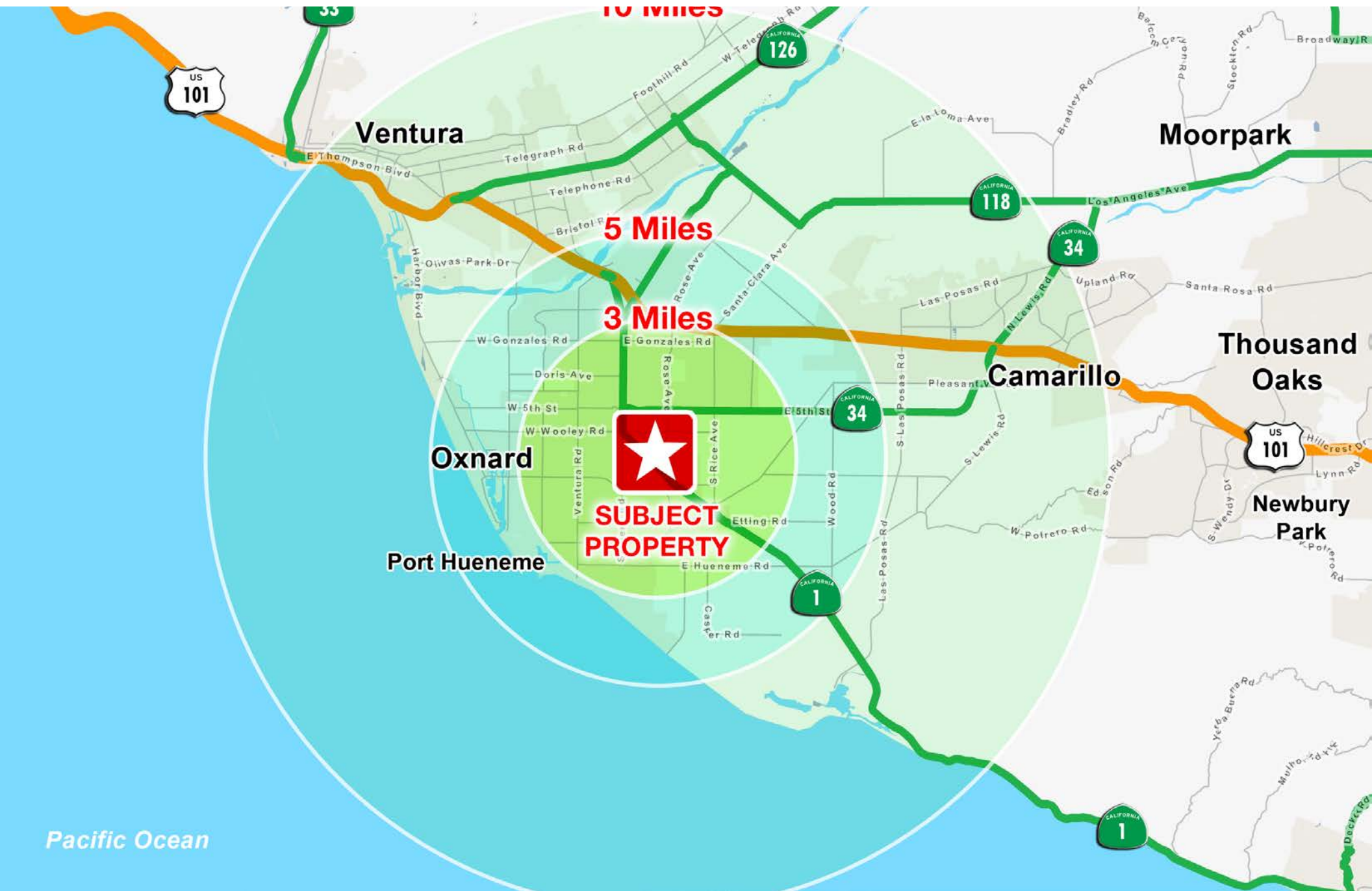
LOW NNN
EXPENSES



FREE STANDING
BUILDING



LOCATOR MAP



**1620 EMERSON AVE.,
OXNARD, CA 93033**

GRANT FULKERSON, SIOR

PRINCIPAL

818.304.4956

GFULKERSON@LEE-RE.COM

WWW.FULKERSON-RE.COM

DRE# 01483890

MIKE TINGUS

PRINCIPAL

818.223.4380

MTINGUS@LEE-RE.COM

WWW.MIKETINGUS.COM

DRE# 01013724



All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.