

# FOR SALE / LEASE

- » 4,000 AMPS | ±193 CAR PARKING | 24' CLEAR | DOCK HIGH LOADING
- » FENCED CAMPUS – IDEAL FOR HIGH SECURITY USERS
- » MINUTES FROM PORT HUENEME & NAVAL CBC

**±88,275 SF**

**1351 PACIFIC AVE**  
OXNARD • CA 93033

**HIGH IMAGE MANUFACTURING/WAREHOUSING BUILDING**

# FOR SALE/LEASE

# 1351 PACIFIC AVE

OXNARD • CA 93033

## PROPERTY HIGHLIGHTS

- HEAVY POWER - 4,000 AMPS (BUYER/TENANT TO VERIFY WITH ELECTRICIAN)
- FENCED CAMPUS – IDEAL FOR HIGH SECURITY USERS
- ±193 CAR PARKING (BUYER/TENANT TO VERIFY, SOME SPACES MIGHT NOT BE STRIPED)
- HIGH IMAGE MANUFACTURING/WAREHOUSING BUILDINGS
- POTENTIAL FOR ADVANCED MANUFACTURING, DEFENSE/ AEROSPACE CONTRACTORS, AI/ HPC, BATTERY RELATED & ELECTRIFIED INDUSTRIES
- MINUTES FROM PORT HUENEME, NAVAL CONSTRUCTION BATTALION CENTER, AND POINT MUGU NAVAL BASE
- LARGE FENCED YARD AREA FOR PARKING OR STORAGE
- DOCK HIGH AND GROUND LEVEL LOADING DOORS
- 24' CLEARANCE
- ±5,000 SF OFFICES
- BUILT IN 2005
- SPRINKLERED: .45/3,000 CALC. (BUYER/TENANT TO VERIFY)
- QUICK ACCESS TO 101 FWY

## PRICING SUMMARY

- **SALE PRICE:** \$TBD – Submit Offer
- **LEASE RATE:** \$Unpriced – Submit Offer
- **NNN:** \$0.22 psf/mo (estimated)

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Broker strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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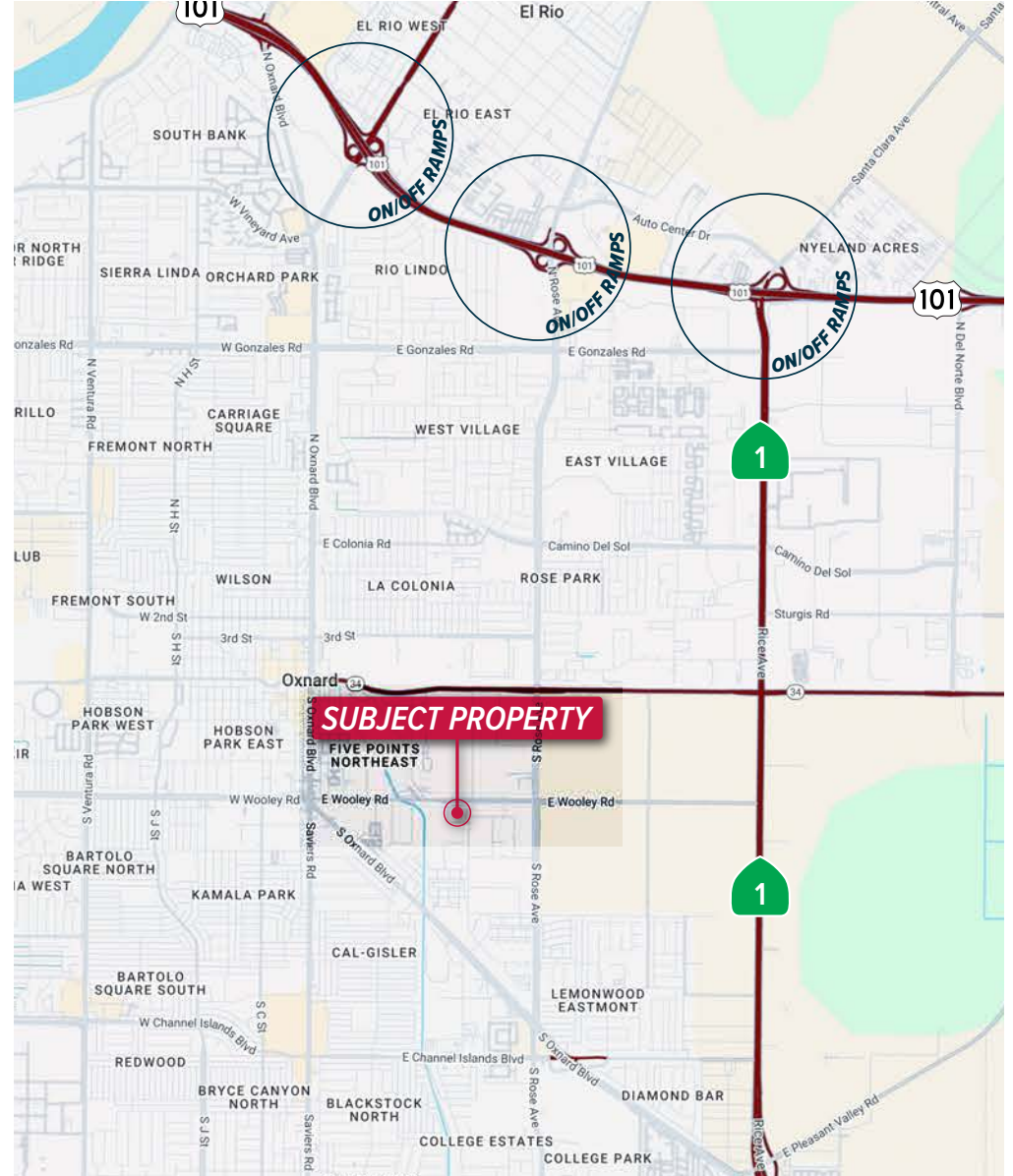
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## PROPERTY DESCRIPTION



BUILDING AREA	±88,275 SF
LAND AREA	±215,622 SF (±4.95 Acres)
OFFICE AREA	±5,000 SF
NO OF STORIES	1
RESTROOMS	7
CLEARANCE	24 Ft
LOADING	7 DH & 3 GL
PARKING	±193 Car Parking (Buyer/Tenant to Verify)
ZONING	M-L (Buyer/Tenant to Verify)
YEAR BUILT	2005
POWER	4,000A, 480/277V, 3Ø, 4W (Buyer/Tenant to Verify)
SPRINKLER CALC	0.45/3,000 GPM (Buyer/Tenant to Verify)

## LOCATION MAP



\* Buyer/Lessee should independently verify with a licensed architect and the City of Oxnard the permitted square footage prior to sale/lease execution.

\*\* Multiple power panels at the property, buyer/lessee shall verify the power supply with licensed electrician and the City.



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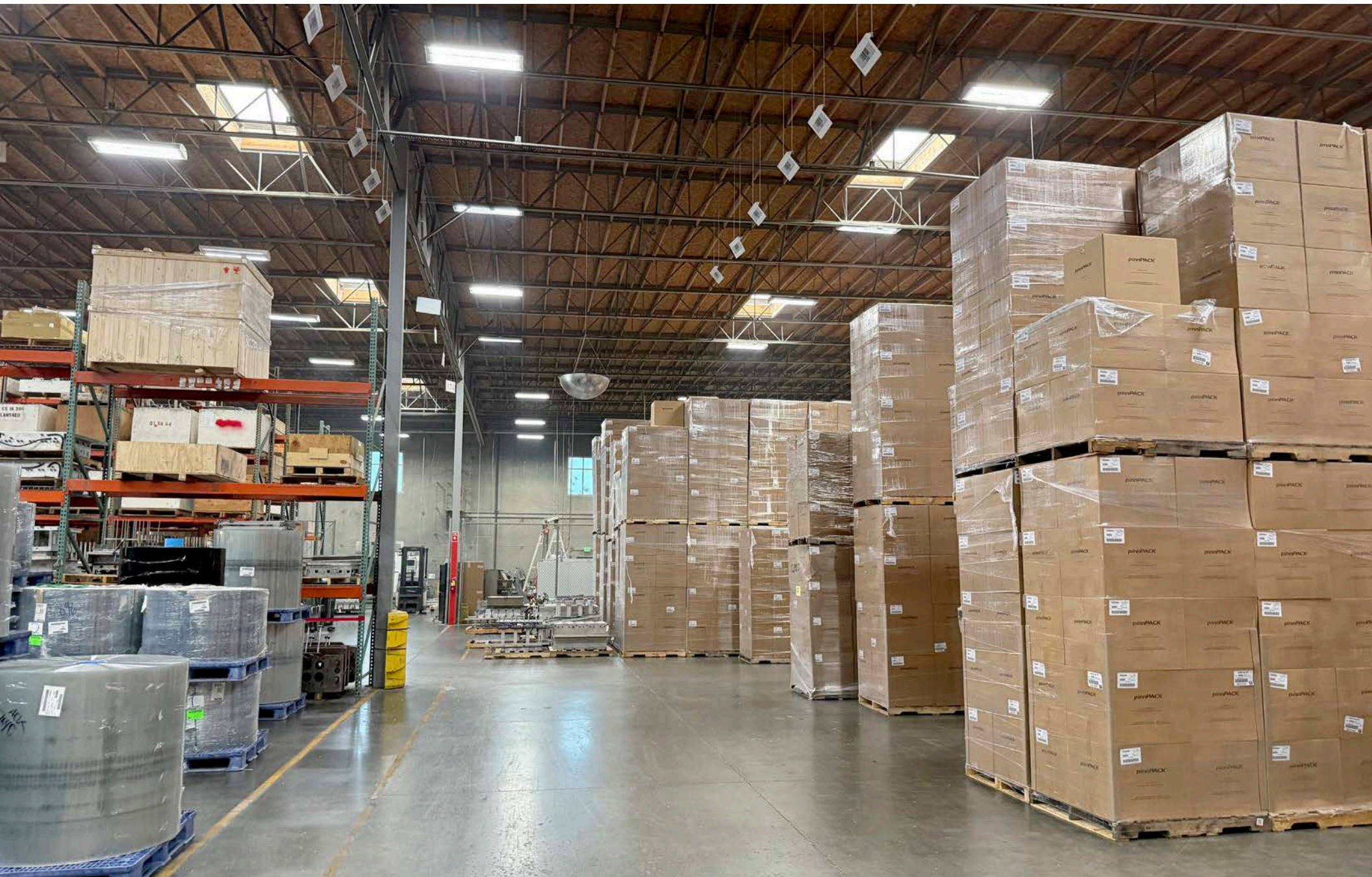
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## LOCATOR MAP



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,268	181,054	236,238
Average HH Income	\$93,393	\$107,586	\$115,073
Employees	9,808	51,849	74,673

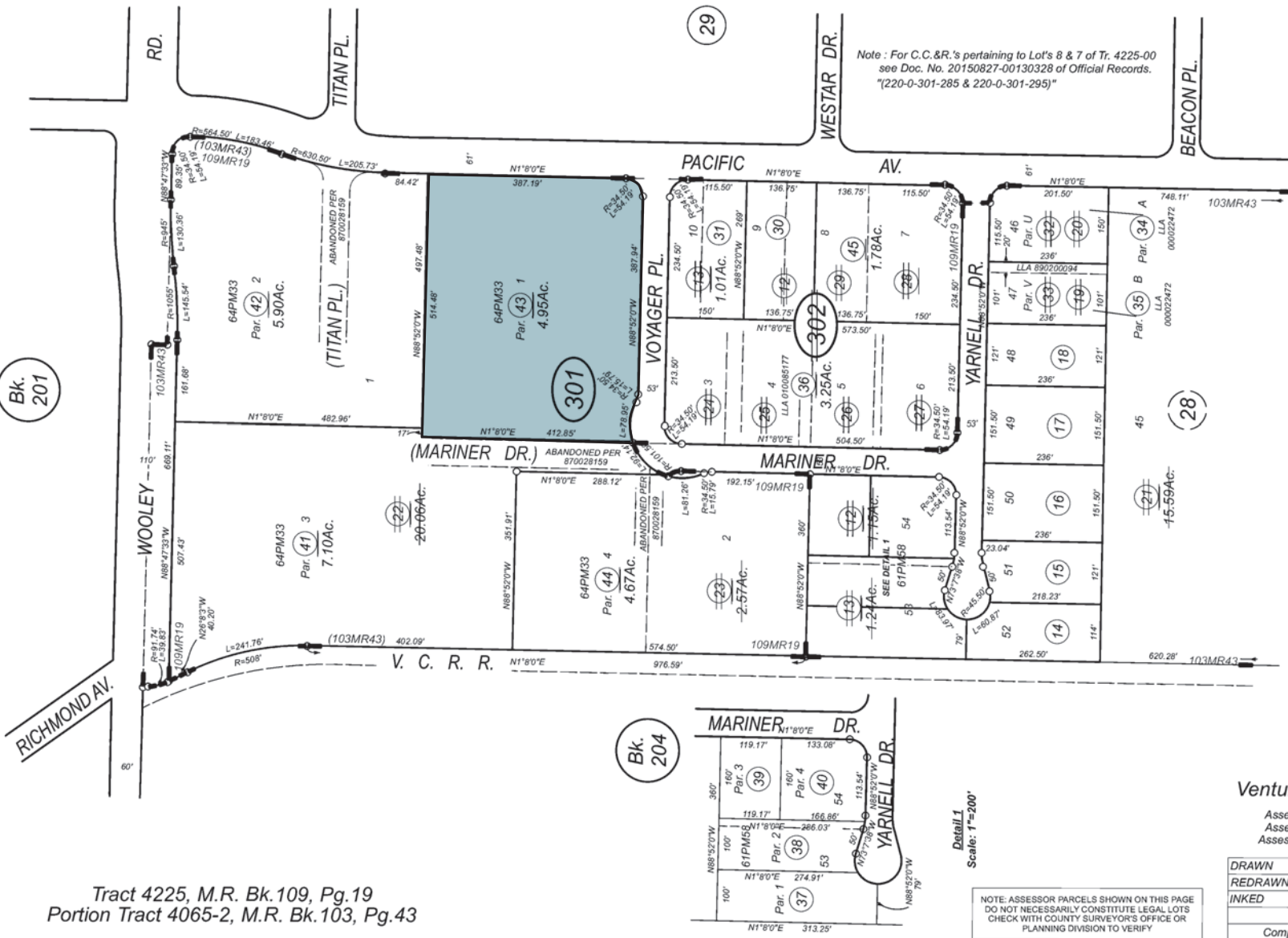
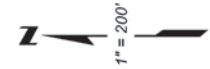
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PARCEL MAP

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA  
PORTION SUBDIVISIONS 38 & 41

Tax Rate Area  
03121  
03135

220-30



Note : For C.C.&R.'s pertaining to Lot's 8 & 7 of Tr. 4225-00 see Doc. No. 20150827-00130328 of Official Records. "(220-0-301-285 & 220-0-301-295)"

CITY OF OXNARD  
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

DRAWN	R.S.	REVISED	4-8-2021
REDRAWN	S.R.	CREATED	10-21-2005
INKED	PLOTTED	EFFECTIVE ROLL	86-87
PREVIOUS Bk. 204 & 217			
Compiled By Ventura County Assessor's Office			

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