

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,185

TOTAL BLDG SF: 32,000



ADDRESS 1901 HOLSER WALK, UNIT 311, OXNARD CA ZIP 93036

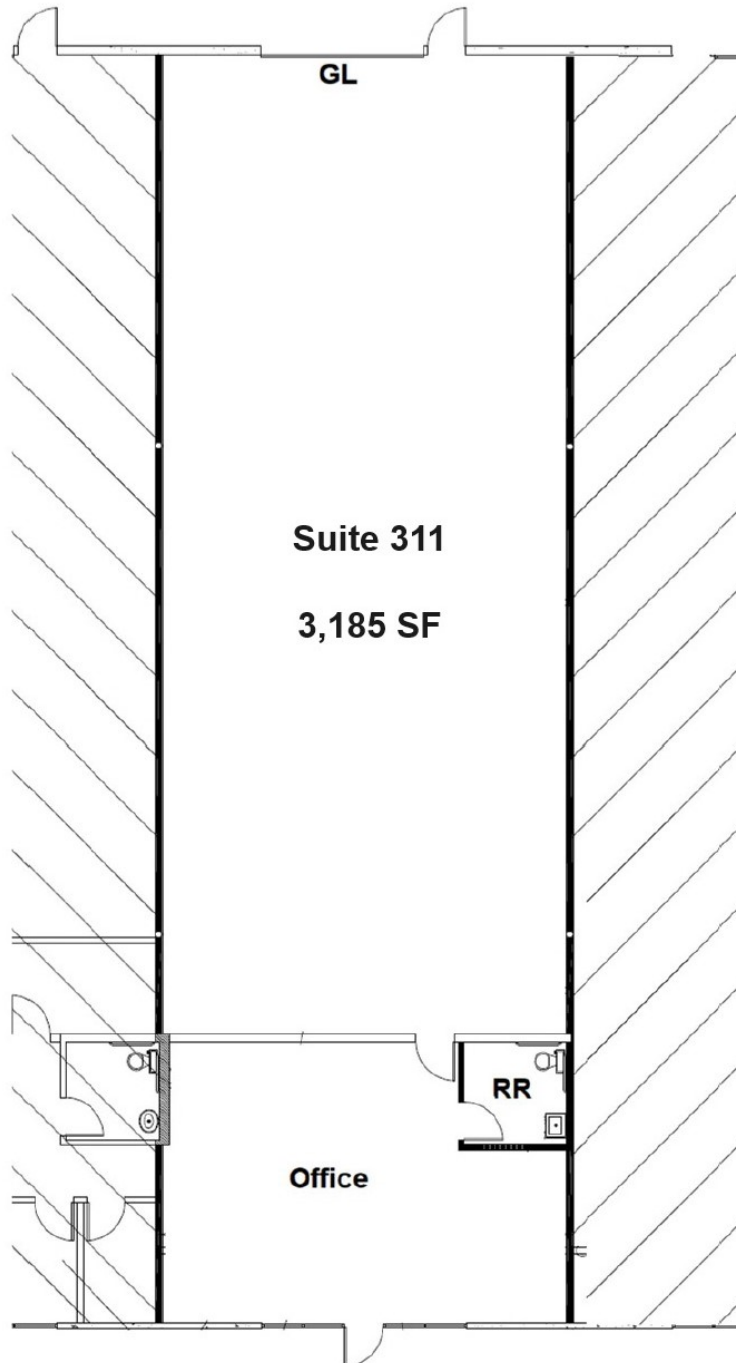
**Small Warehouse For Lease**  
**Clear Span with 12' x 12' GL Door**  
**Great Location, Easy 101 Fwy Access**  
**Close Proximity to Amenities**  
**Low Cam Fees**

LEASE RENTAL \$ 3,758.30 /mo Gross 1.18 Net \_\_\_\_\_ Term 3 Year Lease  
SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Possession 6-1-2026 Tax \$ \_\_\_\_\_ Yr 2025-2026  
Avail SF 3,185 Power A 100 V 120-208 Ø TBD W TBD  
Min. SF 3,185 Heat N/A Cooling N/A PWR Notes VERIFY  
Land SF \_\_\_\_\_ Truck Hi Pos 0 Dim \_\_\_\_\_  
Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12 x 12  
Rail NONE Unfin Ofc Mezz SF None Incl in Avail SF N Restrooms: \_\_\_\_\_  
Sprinklered Yes Min Clear Height 18' OFFICE DATA Office SF 710 # 1  
Pkg 6 Yard No Yr Blt 1989 A/C Yes Heat Yes Fin Ofc Mezz SF No Incl in Avail SF N  
Thomas Bk Pg# 523-A3 Zone BRP To Show Call Broker - Occupied Sp. Feat. PARK  
AGENT Michael L Wax, SIOR (805) 844-7445 Region VEN Listing # \_\_\_\_\_  
FIRM IPA Commercial  
FTCF \_\_\_\_\_ Notes: Annual CPI. CAM Fee: 3¢ psf. Subject to termination of existing lease. No automotive or fitness uses.



**(805) 844-1000**

1901 Holser Walk, Oxnard  
Suite 311  
3,185 SF (710 SF of Office)



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