

FOR LEASE

1551 PACIFIC AVE, OXNARD, CA



EXCLUSIVELY LISTED BY:

Mickey Belt

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NAI Capital

Commercial Real Estate Services, Worldwide.

Property Description

26,408 SF Industrial Tilt Up building of which 12,860.5 Square Feet is available for Lease offering a large open warehouse with approximately 1,200 SF of office space, lobby and restrooms in an architecturally designed split building with separately metered utilities and addresses. Great for warehouse storage with high pile needs, easy access to load with two doors for loading and unloading. Newer building built in 2016 is one of the nicest buildings in the Channel Islands Business Park and surrounding area.

Property Highlights

- Square feet for Lease 12,860.5 SF
- 3 offices, kitchen and lobby, approximately 1,200 SF
- Located in Channel Islands Business Park
- Parking - 1.9/1000-26 space
- Clear height 26'-28'
- 1 drive in dock ground level door
- 1 loading dock well, drive in, double roll up doors, able to secure a 24' truck
- Power 400 AMPS-480/270 volt 3 phase
- LM Zoning
- Price per square - \$1.10 plus NNN fees



1551 Pacific Avenue,
Oxnard, CA 93033



Building SF:
26,408



Price per SF:
\$1.10 plus
NNN fees



Zoning:
LM



Total Area SF:
76,666



Parking:
1.9/1000
26 spaces

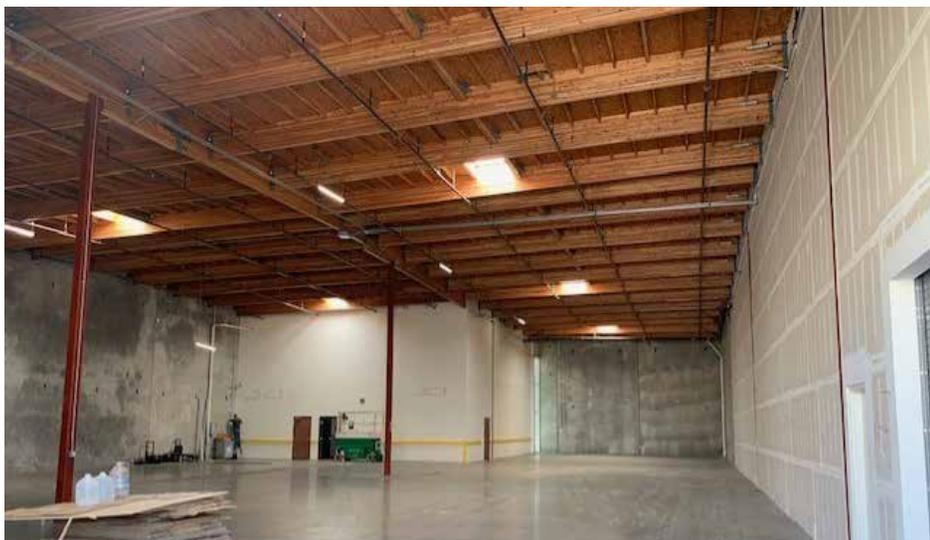


Year Built:
2016

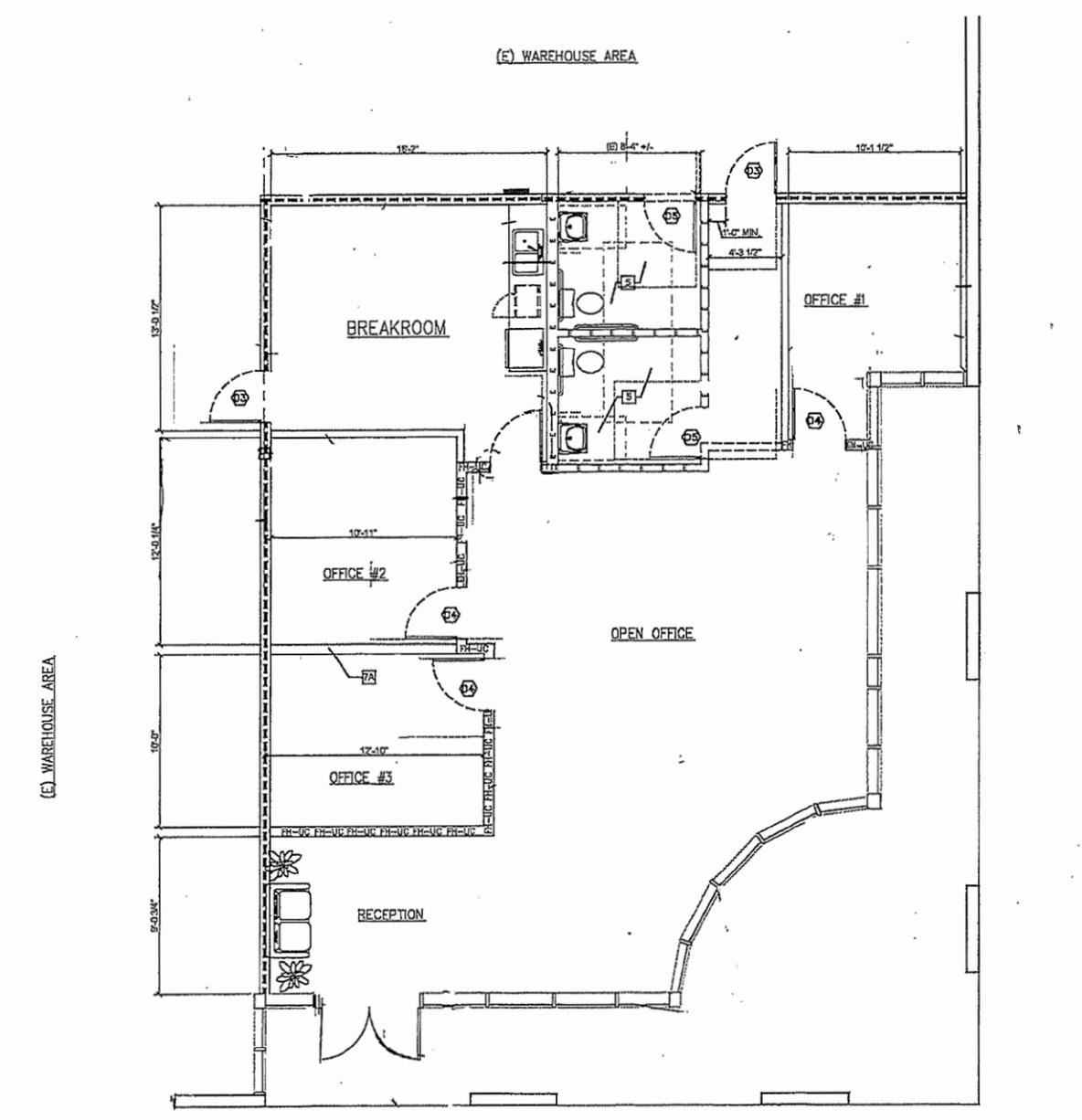
Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,228	45,631	65,758
Total Population	18,604	177,364	233,214
Average HH Income	\$95,037	\$113,751	\$116,491



Property Photos



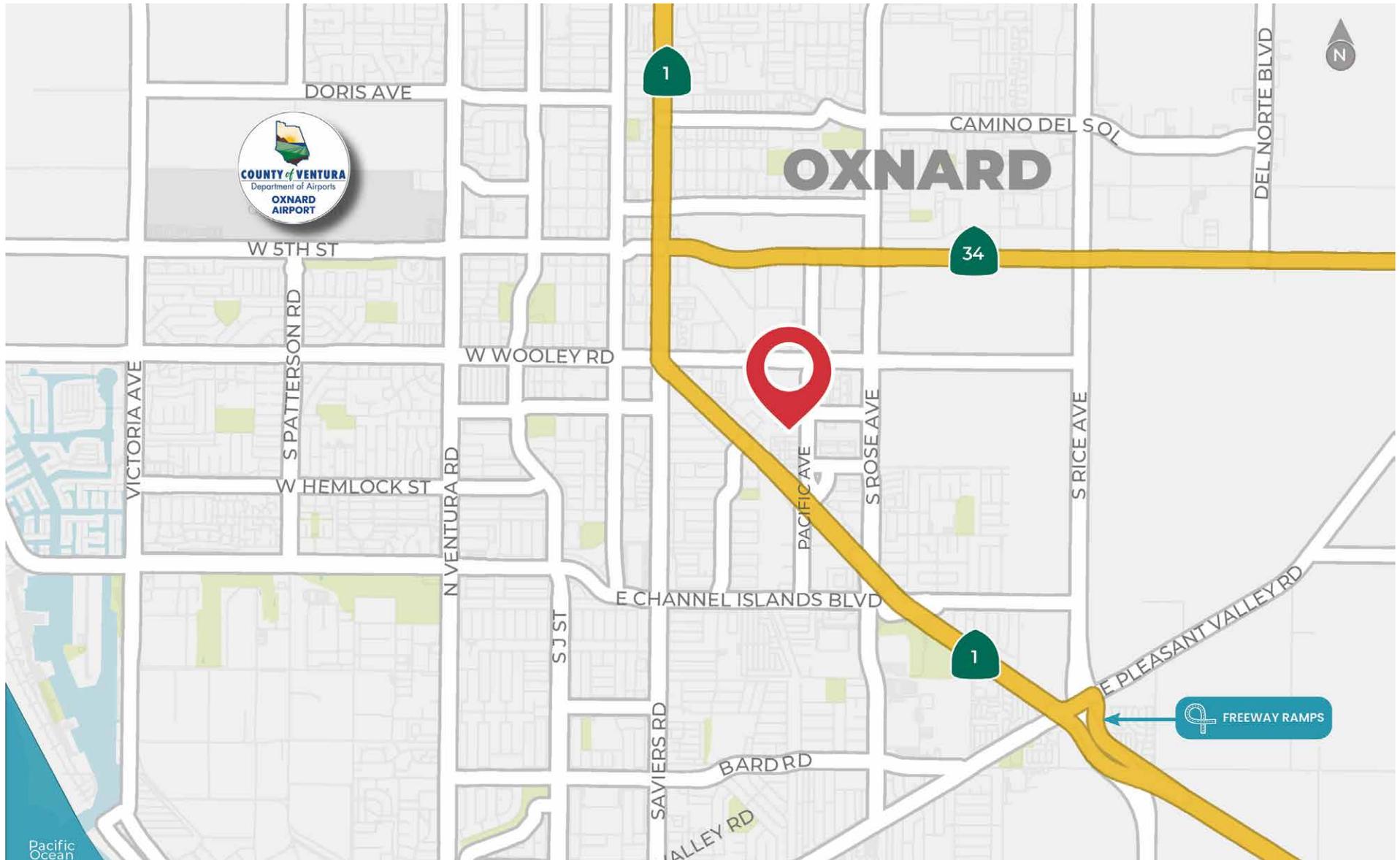
Floor Plan



Aerial Map



Location Map



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