

# 735 Industrial Ave, Port Hueneme CA



Presented by  
GD Commercial Real Estate

735 Industrial Ave, Port Hueneme, CA 93041

**FOR LEASE**

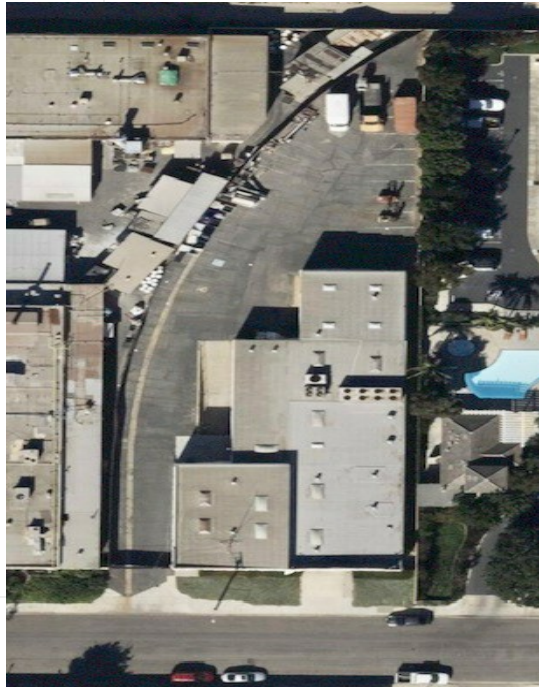


## For Lease Price: Negotiable

- \*Total Building Size: 11,208 sqft
- \*Lot Size: 0.4867 AC / 21,200 sqft
- \*Private fully fenced stockyard with 20 parking spaces.
- \*200 sqft Mezzanines Office
- \*2 ADA Bathrooms
- \*1 Changing Rooms with bath
- \*1 Dinning area
- \*Warehouse area
- \*2 Rolling Doors
- \*Zoning M1 or M2 Cannabis Zoning/allowing for cannabis cultivation, possession, manufacture, storing, processing and distribution subject to a conditional use permit, development agreement and certificate of approval.
- \*Possible for Fresh fishes processing
- \*Possible for Fruits and Vegetables Processing
- \*4 Blast Freezers
- \*1 Loading Dock
- \*The property is located within walking distance to the pacific ocean beach.

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## Property Highlights

4 Blast Freezers Facility

Zoned M1 or M2 for industrial Cannabis licensing in the city of Port Hueneme

The property is located within walking distance to the Pacific Ocean and has excellent proximity to the



**Simone Wang**

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Don't miss this rare opportunity

Private fully fenced facility with 20 parking spaces.

\* Total Sq Ft: 11,208 sqft

\* Lot size : 0.4867 AC / 21,200 sqft

\* 200 Sq Ft: mezzanines office

\* 2 ADA bathrooms

\* 2 Changing Rooms with bath

\* 1 dining area

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## Listing Space

Price : Negotiable

Space Available : 11,208 SF

Date Available : Now

Service Type : Triple Net ( Approximately \$0.14/sqft/month NNN)

Office : 200 SF second floor

Space Type : Processing and Warehouse

Space Use : Industrial

Lease Term : 3 Years



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## Property Photos



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## Property Photos



Blast Freezers



Warehouse

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## Property Photos



20 parking space

# 735 Industrial Ave

For more listing information visit  
<https://www.loopnet.com/Listing/735-Industrial-Way-Port-Hueneme-CA/25404223/>

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## Property Photos



Plat Map



cold storage #2

# 735 Industrial Ave

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## Property Photos



cold storage #3



cold storage #4

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## Property Photos



cold storage #1



IMG\_6262

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## Property Photos



Processing area



Warehouse

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## Property Photos



Processing area



Stairs leading to the office

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## Location

