



**1551 Pacific Avenue**  
Oxnard, California 93033

## Property Highlights

- High clearance. 26'-28'
- 4 dock doors, 2 ground level and 2 dock high
- A lot of natural light
- Ample parking
- Great Location
- Newer building, 3 years new

## Property Description

25,431 SF Industrial building built in 2016, clear height 26'-28', 2 ground level loading docks and 2 dock high dock doors. Upon signing of lease, Landlord to spec and build approximately 1,200 SF of interior office space, restrooms already exist, space offers dual access from frontage road, clean modern environment for storage or food items.

## OFFERING SUMMARY

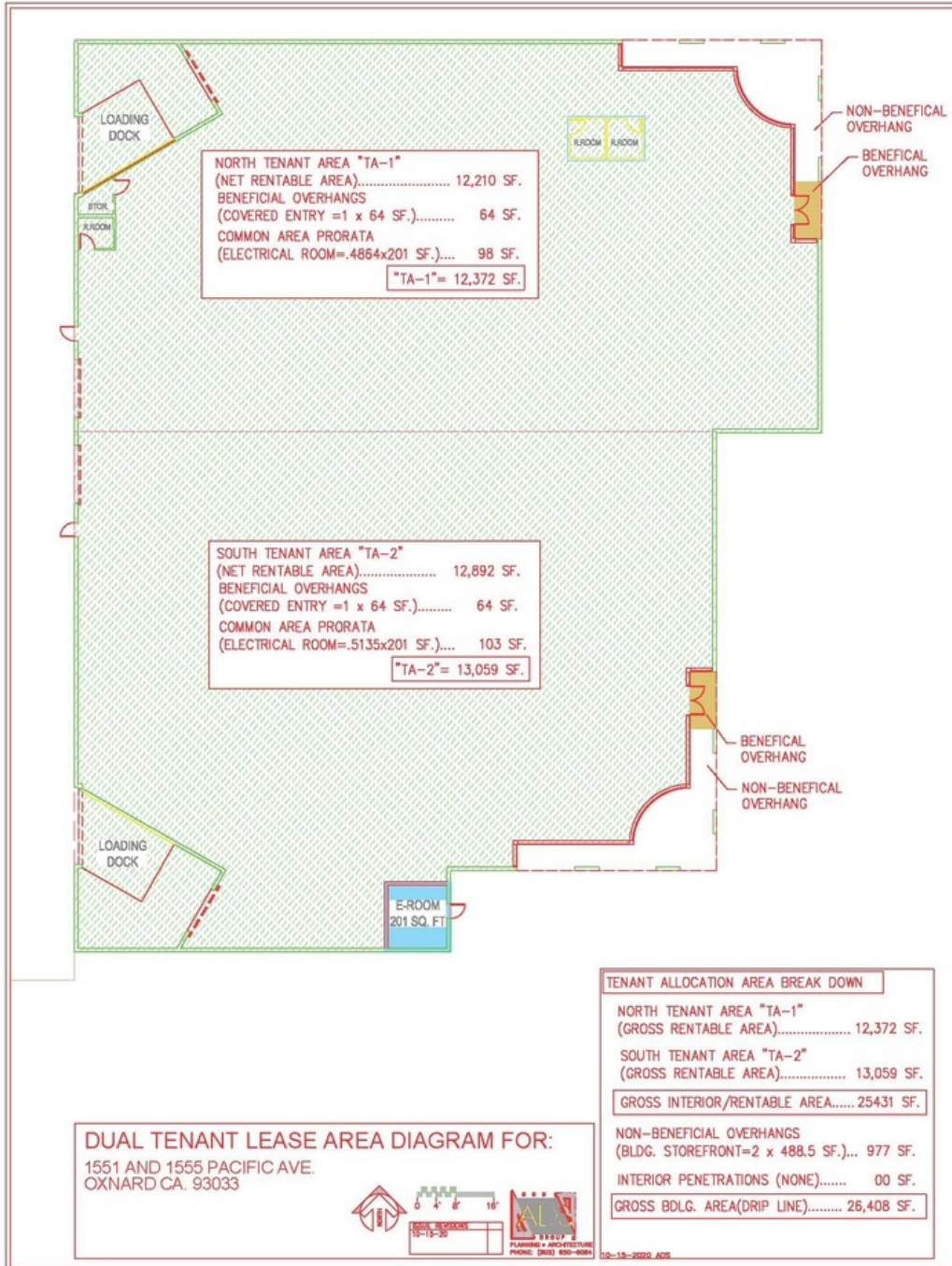
Lease Rate:	\$0.79 SF/month (NNN)
Available SF:	25,431 SF
Lot Size:	76,666 SF
Building Size:	25,431 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,236	46,223	70,283
Total Population	17,019	184,124	261,153
Average HH Income	\$54,070	\$65,512	\$71,287

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FOR LEASE



OFFICE WAREHOUSE



25,431 SF



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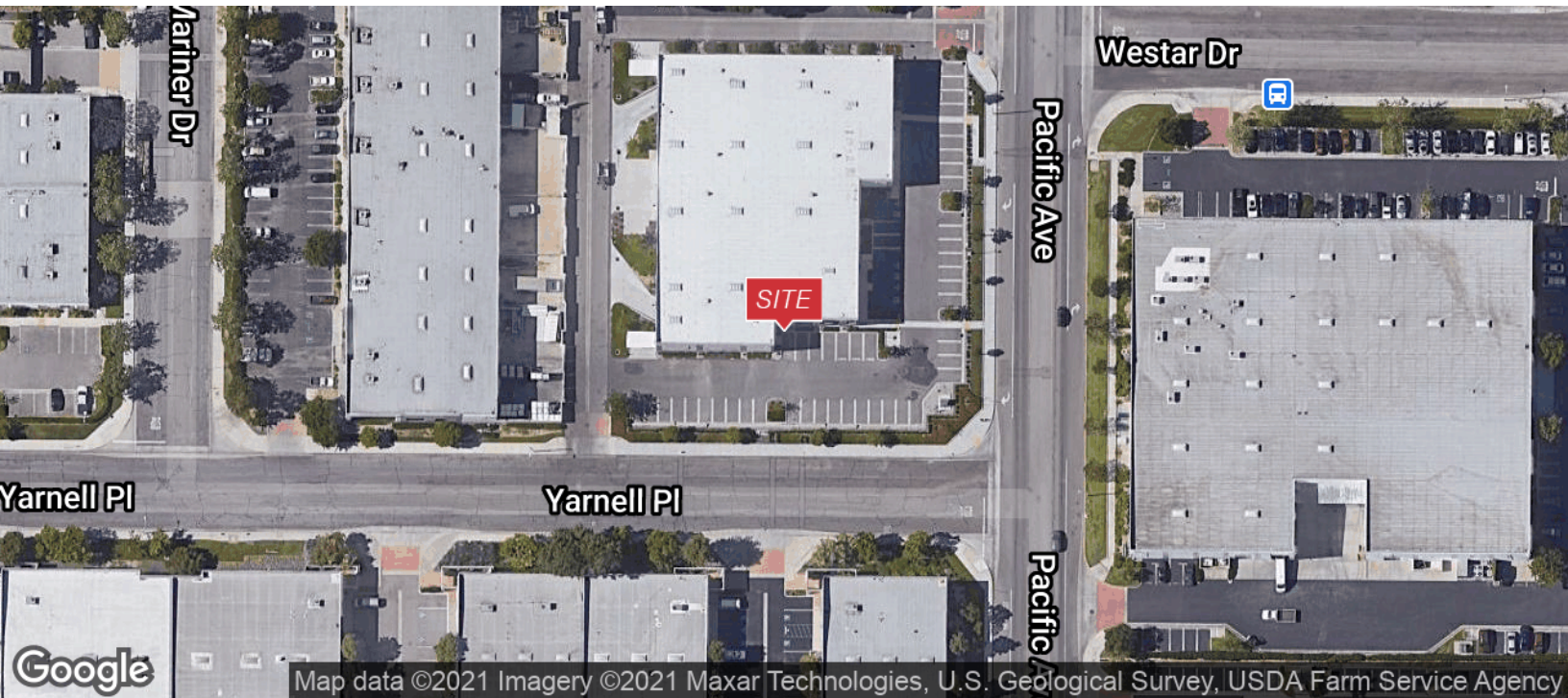
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