

Available SF 10,800 SF

Industrial For Lease

Building Size 43,200 SF



Property Name: Block Distribution Center
Address: 3112 Seaborg Ave, Unit D, Ventura, CA 93003
Cross Streets: Seaborg Ave/Olivas Park Dr

Ideal for Warehouse/Distribution/E-Commerce
 Excellent Ventura (101) Freeway Access
 Dock High and Ground Level Loading
 24' Typical Warehouse Clearance
 Multi-Tenant Building

Lease Rate/Mo:	\$10,260	Sprinklered:	Yes	Office SF / #:	0 SF
Lease Rate/SF:	\$0.95	Clear Height:	24'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.27	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	None
Available SF:	10,800 SF	DH Doors/Dim:	1 / 8'x9'	Finished Ofc Mezz:	0 SF
Minimum SF:	10,800 SF	A: 200 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1982	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 16 / Ratio:	1.5:1	Vacant:	Yes
Taxes:	\$112,734 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Ventura
Zoning:	MPD			APN#:	1380242175
Listing Company:	CBRE, Inc				
Agents:	Dexter Wilkerson 805-288-4668 , John Cardona 805-288-4674				
Listing #:	43516591	Listing Date:	10/09/2025	FTCF:	CB300Y150S000
Notes:	Call broker to show. Estimated NNN Fee: \$0.27 PSF. Taxes are for entire building. Co-listed with AIR CRE NonMember, Christopher Swatosh - (818)-251-3655.				