

Available SF 1,928 SF

Industrial For Lease

Building Size 17,330 SF



Property Name: Ventura Business Center
Address: 1860 Eastman Ave, Unit 109, Ventura, CA 93003
Cross Streets: Eastman Ave/Market St

Prestigious Business Park
 Excellent 101 Freeway Access
 Central Ventura Location
 Close to Major Amenities
 Multi-Tenant Complex

Lease Rate/Mo:	\$2,603	Sprinklered:	Yes	Office SF / #:	425 SF / 3
Lease Rate/SF:	\$1.35	Clear Height:	12'	Restrooms:	1
Lease Type:	Modified Gross / Op. Ex: \$0.14	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	1,928 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,928 SF	A: 100 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	2-5 Years	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 4 / Ratio: 2.1:1/		Vacant:	Yes
Taxes:	\$39,144 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Ventura
Zoning:	MPD			APN#:	084012201

Listing Company: CBRE, Inc
Agents: [Dexter Wilkerson 805-288-4668](mailto:dexter.wilkerson@cbre.com)

Listing #: 43047648 **Listing Date:** 07/28/2025 **FTCF:** CB250N000S000/OAA

Notes: Call broker to show. Tenant to pay separately metered utilities. Tenant to verify all information herein. Taxes for entire complex.

Ventura Business Park
1860 Eastman Ave.
Ventura, CA 93003
17,330 sq ft



Scale 1" = 28'

