

Available SF 2,040 SF

Industrial For Lease

Building Size 17,330 SF



Property Name: Ventura Business Center
Address: 1860 Eastman Ave, Unit 110, 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
 Can Be Combined with Unit 109 for a Total of 3,968 SF

Lease Rate/Mo: \$2,754
Lease Rate/SF: \$1.35
Lease Type: Modified Gross / Op. Ex: \$0.14
Available SF: 2,040 SF
Minimum SF: 2,040 SF
Prop Lot Size: POL
Term: 2-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2026
Yard: No
Zoning: MPD

Sprinklered: Yes
Clear Height: 12'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 100 V: 120/208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1981
Whse HVAC: No
Parking Spaces: 4 / Ratio: 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

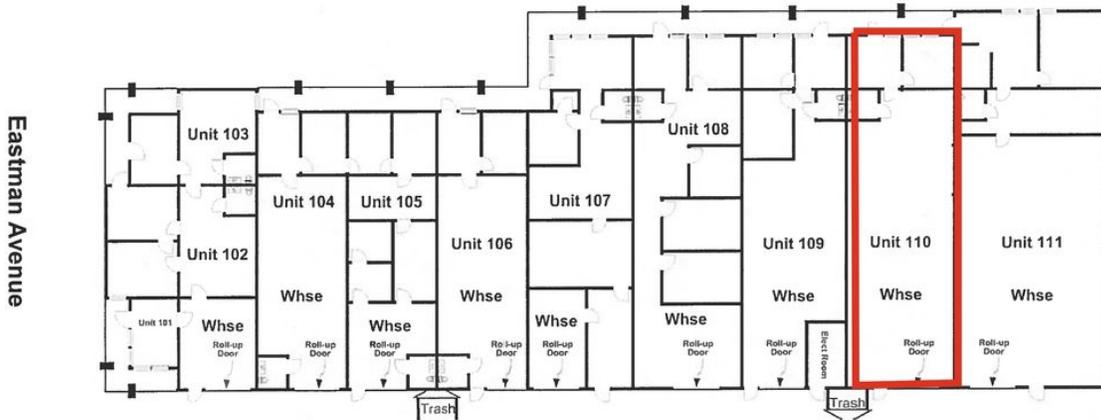
Office SF / #: 320 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 06/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Ventura
APN#: 084012201

Listing Company: CBRE, Inc
Agents: [Dexter Wilkerson 805-288-4668](mailto:dexter.wilkerson@cbre.com)
Listing #: 44461781
Listing Date: 03/05/2026
FTCF: CB250N000S000/OAA
Notes: Occupied. Call broker to show. Tenant to pay separately metered utilities. Tenant to verify all information herein.

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



Scale 1" = 28'



9