

Available SF 20,238 SF

Industrial For Lease

Building Size 116,852 SF



2 MONTHS FREE ON A 3-YEAR TERM | **3 MONTHS FREE ON A 5-YEAR TERM**
 New leases signed by 06/30/2026. Subject to tenant credit & terms acceptable to landlord.

Property Name: Mission Oaks Corporate Center
Address: 3211 Mission Oaks Blvd, Unit A, Camarillo, CA 93012
Cross Streets: N Lewis Rd/Mission Oaks Blvd

Brand New Freeway Frontage Distribution Building
 Ideal for Warehouse/Distribution/E-Commerce
 Direct Ventura (101) Freeway Access
 32' Typical Warehouse Clearance
 Dock High and Ground Level Loading
 Professionally Managed and Maintained

Lease Rate/Mo: \$29,345
Lease Rate/SF: \$1.45
Lease Type: Modified Gross / Op. Ex: \$0.06
Available SF: 20,238 SF
Minimum SF: 20,238 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$324,716 / 2024
Yard: No
Zoning: M1

Sprinklered: ESFR
Clear Height: 32'
GL Doors/Dim: 1 / 12'x15'
DH Doors/Dim: 2 / 9'x10'
A: 400 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2024
Whse HVAC: No
Parking Spaces: 30 / Ratio: 1.5:1
Rail Service: No
Specific Use: Warehouse/Distribution

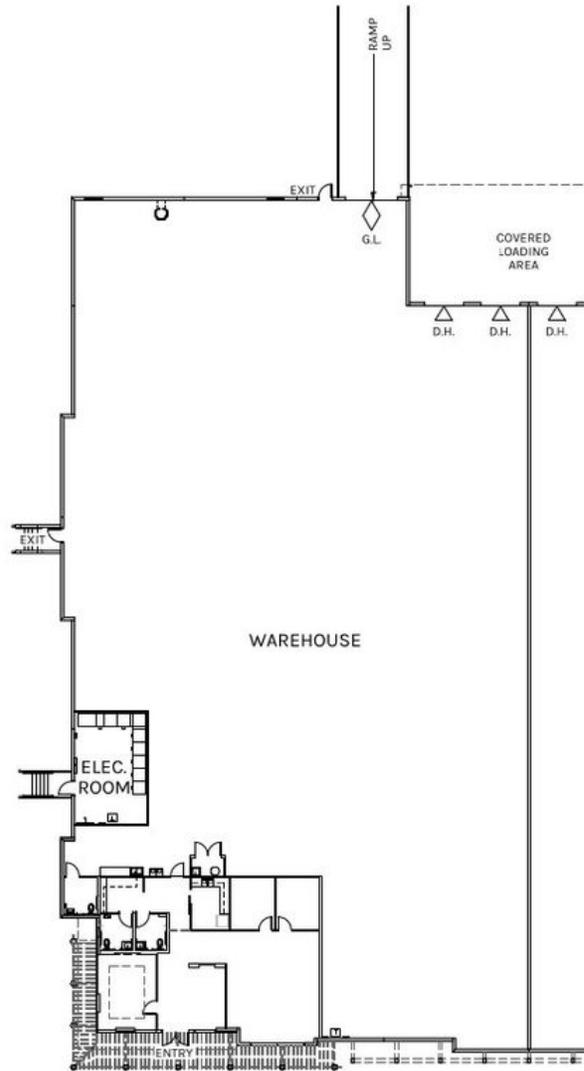
Office SF / #: 1,900 SF / 5
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Camarillo
APN#: 160001073

Listing Company: CBRE, Inc
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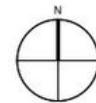
Listing #: 40855728 **Listing Date:** 11/15/2024 **FTCF:** CB300Y150S000

Notes: Plus estimated CAM of \$0.06 PSF. Taxes for entire building. Owner has ability to adjust parking ratio. Tenant to verify all information herein.

**3211 Mission Oaks Blvd., Unit A
Camarillo** OVERALL FLOOR PLAN
20,238 SF



WAREHOUSE: 18,338 SF
 OFFICE: 1,900 SF
 TOTAL: 20,238 SF



NOT TO SCALE



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE. HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.