

Available SF 1,997 SF

Industrial For Lease

Building Size 19,433 SF



Property Name: Ventura Business Park
Address: 1884 Eastman Ave, Unit 109, Ventura, CA 93003
Cross Streets: Eastman Ave/Market St

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

Lease Rate/Mo: \$2,696
Lease Rate/SF: \$1.35
Lease Type: Modified Gross / Op. Ex: \$0.14
Available SF: 1,997 SF
Minimum SF: 1,997 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$39,144 / 2024
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/Distribution

Office SF / #: 304 SF / 1
Restrooms: 1
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: Ventura
APN#: 084012202

Listing Company: CBRE, Inc
Agents: [Dexter Wilkerson 805-288-4668](mailto:dexter.wilkerson@cbre.com)
Listing #: 43213152
Notes: Call broker to show. Tenant to pay separately metered utilities. Tenant to verify all information herein.

Listing Date: 08/21/2025 **FTCF:** CB250N000S000