

Available SF 3,208 SF

Industrial For Lease

Building Size 38,586 SF



Property Name: Mission Oaks Business Park
Address: 5217 Verdugo Way, Unit F, Camarillo, CA 93012
Cross Streets: Adolfo Rd/Camino Carillo

Recently Completed Exterior Renovations
 20' Minimum Internal Clear Height
 Well Maintained Multi-Tenant Complex
 Excellent 101 Freeway Access
 Near Major Amenities
 Flexible LM Zoning

Lease Rate/Mo: \$4,331
Lease Rate/SF: \$1.35
Lease Type: Modified Gross / Op. Ex: \$0.06
Available SF: 3,208 SF
Minimum SF: 3,208 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$32,419 / 2026
Yard: No
Zoning: L-M

Sprinklered: Yes
Clear Height: 20'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120/208 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1987
Whse HVAC: No
Parking Spaces: 7 / **Ratio:** 2.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,728 SF / 4
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 864 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 11/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Camarillo
APN#: 160-0-092-195

Listing Company: CBRE, Inc
Agents: [Dexter Wilkerson 805-288-4668](#), [Paul Farry 805-288-4670](#)
Listing #: 43161474 **Listing Date:** 07/21/2026
Notes: Call broker to show. Tenant to pay separately metered utilities. Tenant to verify all information herein.

FTCF: CB250N000S000/OAA