Available SF	35,280 SF	Industrial For Lease	Building Size	173,670 SF

Address: 3151 W 5th St, Oxnard, CA 93030

Cross Streets: S Victoria Ave/W 5th St

Will Consider All Divisible Options 35,000-99,000 SF
ESFR Sprinkler System
Excellent Warehouse/Distribution Site
Ideal Dead Storage Warehouse Opportunity
Adjacent to Oxnard Airport / 10 Minutes to Port Hueneme

Lease Rate/Mo:	$28,224	**Sprinklered:**	ESFR	**Office SF / #:**	0 SF / 0
Lease Rate/SF:	$0.80	**Clear Height:**	17'-21'	**Restrooms:**	2
Lease Type:	Modified Gross	**GL Doors/Dim:**	4 / See Notes	**Office HVAC:**	None
Available SF:	35,280 SF	**DH Doors/Dim:**	0	**Finished Ofc Mezz:**	0 SF
Minimum SF:	35,280 SF	**A:** 400 **V:** 277/480 **O:** 3 **W:** 4		**Include In Available:**	No
Prop Lot Size:	POL	**Construction Type:**	Concrete	**Unfinished Mezz:**	0 SF
Term:	Acceptable to Owner	**Const Status/Year Blt:**	Existing / 1961R89	**Include In Available:**	No
Sale Price:	NFS			**Possession:**	Now
Sale Price/SF:	NFS	**Whse HVAC:**	No	**Vacant:**	Yes
Taxes:	$91,010 / 2025	**Parking Spaces:** 17	**/ Ratio:** 0.5:1/	**To Show:**	Call broker
Yard:	Fenced/Paved	**Rail Service:**	No	**Market/Submarket:**	Oxnard/Port Hueneme
Zoning:	M-1	**Specific Use:**	Warehouse/Distribution	**APN#:**	183-0-090-635

Listing Company: CBRE, Inc

Agents: Douglas Shaw 805-288-4672, John Cardona 805-288-4674

Listing #:	43835127	**Listing Date:**	11/13/2025	**FTCF:**	CB250Y125S000

Notes: Ground level doors: (2) 12'x12', (1) 14'x14', (1) 8'x10'. Taxes for entire complex. Tenant to verify all information herein. Call broker to show.

CBRE

John Cardona
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818-634-9590

AIRCRE Powered by MOODY'S

11/13/2025

NOT A PART

AVAILABLE
±35,280 SF

EXISTING OFFICE

EXISTING OFFICE

450 s.f.

AVAILABLE
±63,608 SF

NOT A PART

(YARD)

FIFTH STREET

CBRE

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AIRCRE — Powered by MOODY'S

11/13/2025