

Available SF 98,888 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

ESFR Sprinkler System
 Excellent Warehouse/Distribution Site
 Dock High and Ground Level Loading Doors
 Adjacent to Oxnard Airport / 10 Minutes to Port Hueneme
 Call Broker For Divisibility Options
 Divisible From 34,000 SF

Lease Rate/Mo:	\$77,133	Sprinklered:	ESFR	Office SF / #:	1,950 SF / 6
Lease Rate/SF:	\$0.78	Clear Height:	17'-21'	Restrooms:	4
Lease Type:	Modified Gross	GL Doors/Dim:	5 / See Notes	Office HVAC:	Heat & AC
Available SF:	98,888 SF	DH Doors/Dim:	6 / 12'x12'	Finished Ofc Mezz:	0 SF
Minimum SF:	98,888 SF	A: 1200 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	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 44 / Ratio: 0.4:1		Vacant:	Yes
Taxes:	\$91,010 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Oxnard/Port Hueneme
Zoning:	M-1			APN#:	183009063

Listing Company: CBRE, Inc
Agents: [Douglas Shaw 805-288-4672](#), [John Cardona 805-288-4674](#)
Listing #: 43202881 **Listing Date:** 08/20/2025 **FTCF:** CB250Y125S000
Notes: Ground level doors: (2) 12'x12', (1) 14'x14', (1) 8'x10', (1) 8'x8'. Platform loading dock-high doors can also be utilized for ground level access. Taxes for entire complex. Tenant to verify all information herein. Call broker to show.

