

Available SF 63,608 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  
 Dock High And Ground Level Loading Doors (See Notes)  
 Adjacent to Oxnard Airport / 10 Minutes to Port Hueneme

<b>Lease Rate/Mo:</b>	\$54,067	<b>Sprinklered:</b>	ESFR	<b>Office SF / #:</b>	1,950 SF / 6
<b>Lease Rate/SF:</b>	\$0.85	<b>Clear Height:</b>	17'-21'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	1 / 8'x8'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	63,608 SF	<b>DH Doors/Dim:</b>	6 / 12'x12'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	63,608 SF	<b>A: 800 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1961R89	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	27 / <b>Ratio:</b> 0.4:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$91,010 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Oxnard/Port Hueneme
<b>Zoning:</b>	M-1			<b>APN#:</b>	183-0-090-635

**Listing Company:** CBRE, Inc  
**Agents:** [Douglas Shaw 805-288-4672](mailto:douglas.shaw@cbre.com), [John Cardona 805-288-4674](mailto:john.cardona@cbre.com)

**Listing #:** 43835154      **Listing Date:** 11/13/2025      **FTCF:** CB250Y125S000

**Notes:** 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.



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