

Available SF 9,102 SF

Industrial For Lease & For Sale

Building Size 17,200 SF



Address: 1705 Donlon St, Ventura, CA 93003
Cross Streets: Market St/Donlon St

8,357 SF of Freezer/Ambient Storage Available
 Large Concrete Truck Court and Parking
 Multiple Dock High Positions per Door
 Existing Ramp for GL Loading
 Central Ventura Location
 2,592 SF of Additional Office Available

Lease Rate/Mo: \$12,743
Lease Rate/SF: \$1.40
Lease Type: NNN / Op. Ex: \$0.50
Available SF: 9,102 SF
Minimum SF: 9,102 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: \$5,074,000.00
Sale Price/SF: \$295.00
Taxes: \$20,949 / 2025
Yard: Fenced / Paved
Zoning: MPD

Sprinklered: Yes
Clear Height: 19'
GL Doors/Dim: 0
DH Doors/Dim: 2 / (8'x6.5')
A: 1000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1990
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Cold Storage

Office SF / #: 745 SF / 1
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 1,348 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Ventura
APN#: 084-0-102-135

Listing Company: CBRE, Inc
Agents: [Dexter Wilkerson 805-288-4668](#), [Paul Farry 805-288-4670](#), [John Cardona 805-288-4674](#)
Listing #: 43844314
Notes: Call broker to show. Estimated operating expenses (\$0.50/SF/Mo). Sprinkler calculations: .26/2600. Tenant to verify all information herein. Divisible from 3,038 SF.

FTCF: CB300Y150S250

Floorplan

