

Available SF 1,080 SF

Industrial For Lease

Building Size 15,828 SF



Address: 1634 Callens Rd, Ventura, CA 93003

Cross Streets: Callens Rd/Market St

Well-Maintained Industrial Complex
 Excellent 101 Freeway Access
 Close to Major Amenities
 Multi-Tenant Complex
 M1 Industrial Zoning

Lease Rate/Mo: \$1,566
Lease Rate/SF: \$1.45
Lease Type: Modified Gross / Op. Ex: \$0.06
Available SF: 1,080 SF
Minimum SF: 1,080 SF
Prop Lot Size: POL
Term: 2-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$30,433 / 2026
Yard: No
Zoning: M-1

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: TBD V: 120/208 O: W:
Construction Type: WOOD
Const Status/Year Blt: Existing / 1971
Whse HVAC: No
Parking Spaces: 2 / Ratio: 1.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: TBD
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Ventura
APN#: 138011306

Listing Company: CBRE, Inc
Agents: [Dexter Wilkerson 805-288-4668](mailto:dexter.wilkerson@cbre.com)
Listing #: 44725147
Notes: Call broker to show. Tenant to pay separately metered utilities. Tenant to verify all information herein.

Listing Date: 04/17/2026

FTCF: CB250N000S000/OAA