CBRE, Inc | 2761 Park View Court Oxnard, CA 93036 | 805-288-4700

Available SF 5,961 SF | **Industrial For Lease** | **Building Size** 125,514 SF



Property Name:	Del Norte Business Park
Address:	701 N Del Norte Blvd, Unit 155, Oxnard, CA 93030
Cross Streets:	N Del Norte Blvd/Camino Del Sol

Excellent 101 Freeway Access via the Del Norte On/Off Ramp
Prime Location 1 Mile Off the Freeway
Institutionally Managed and Maintained
Multi-Tenant Complex
Flexible M1 Zoning

Lease Rate/Mo:	$6,855	**Sprinklered:**	Yes	**Office SF / #:**	543 SF / 3
Lease Rate/SF:	$1.15	**Clear Height:**	16'-18'	**Restrooms:**	1
Lease Type:	Modified Gross / **Op. Ex:** $0.13	**GL Doors/Dim:**	1 / 10'x12'	**Office HVAC:**	Heat & AC
Available SF:	5,961 SF	**DH Doors/Dim:**	1 / 10'x12'	**Finished Ofc Mezz:**	0 SF
Minimum SF:	5,961 SF	**A:** 200 **V:** 120/208 **O:** 3 **W:** 4		**Include In Available:**	No
Prop Lot Size:	POL	**Construction Type:**	TILT UP	**Unfinished Mezz:**	0 SF
Term:	3-5 Years	**Const Status/Year Blt:**	Existing / 2000	**Include In Available:**	No
Sale Price:	NFS			**Possession:**	Now
Sale Price/SF:	NFS	**Whse HVAC:**	No	**Vacant:**	Yes
Taxes:	$140,295 / 2024	**Parking Spaces:** 12	**/ Ratio:** 2.0:1	**To Show:**	Call broker
Yard:	No	**Rail Service:**	No	**Market/Submarket:**	Oxnard/Port Hueneme
Zoning:	M1	**Specific Use:**	Warehouse/Distribution	**APN#:**	216021101

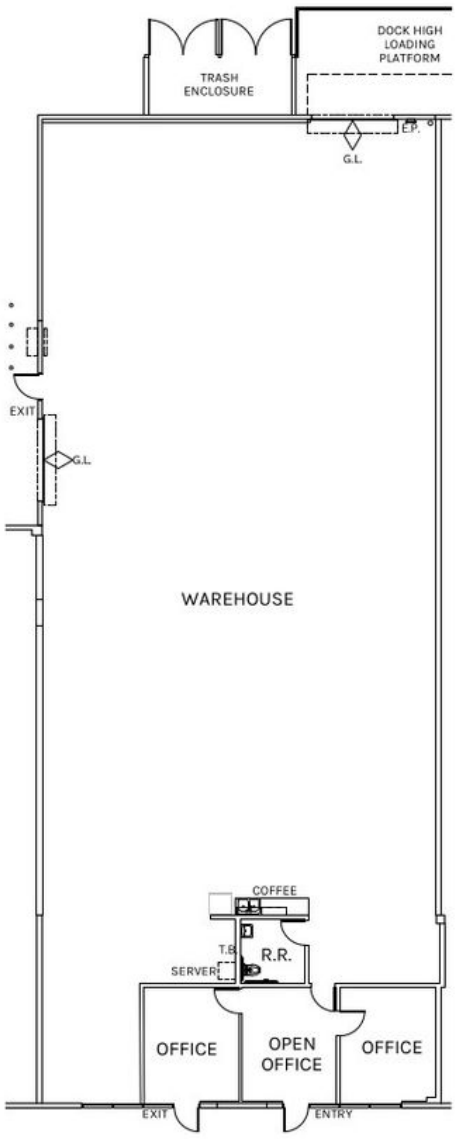
Listing Company: CBRE, Inc
Agents: John Cardona 805-288-4674, Dexter Wilkerson 805-288-4668
Listing #: 40004226 **Listing Date:** 03/25/2024 **FTCF:** CB300Y125S000/OAA
Notes: Call broker to show. Taxes for entire complex. Tenant to verify all information herein. Plus estimated CAM of $0.13/SF. Truck high loading is shared with adjacent unit. Broker Bonus is for New 5-Year Deal.


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701 Del Norte Boulevard, Unit 155
Oxnard

OVERALL FLOOR PLAN
5,961 SF



WAREHOUSE: 5,418 SF
OFFICE: 543 SF
TOTAL: 5,961 SF

N
SCALE: 1/16" = 1'-0"

Rexford Industrial

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

CBRE



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