

Available SF 5,961 SF

Industrial For Lease

Building Size 125,514 SF



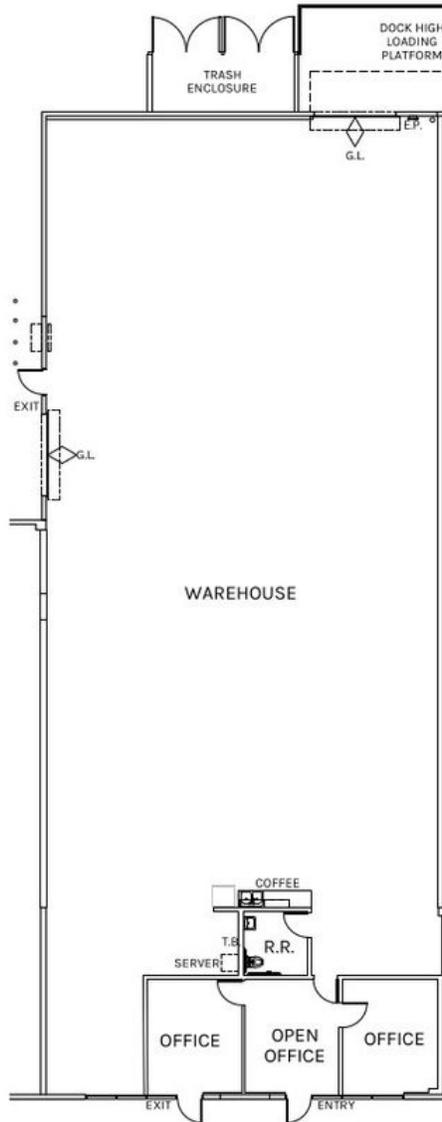
**Property Name:** Del Norte Business Park  
**Address:** 701 N Del Norte Blvd, Unit 155, Oxnard, CA 93030  
**Cross Streets:** N Del Norte Blvd/Camino Del Sol

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

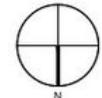
<b>Lease Rate/Mo:</b>	\$7,153	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	543 SF / 3
<b>Lease Rate/SF:</b>	\$1.20	<b>Clear Height:</b>	16'-18'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Modified Gross / Op. Ex: \$0.12	<b>GL Doors/Dim:</b>	1 / 10'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,961 SF	<b>DH Doors/Dim:</b>	1 / 10'x12'	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,961 SF	<b>A: 200 V: 120/208 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 2000	<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: 12 / Ratio: 2.0:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$140,295 / 2024	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Oxnard/Port Hueneme
<b>Zoning:</b>	M1			<b>APN#:</b>	216021101

**Listing Company:** CBRE, Inc  
**Agents:** [John Cardona 805-288-4674](mailto:john.cardona@cbre.com), [Paul Farry 805-288-4670](mailto:paul.farry@cbre.com), [Dexter Wilkerson 805-288-4668](mailto:dexter.wilkerson@cbre.com)  
**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 \$0.12/SF. Truck high loading is shared with adjacent unit.

**701 Del Norte Boulevard, Unit 155** OVERALL FLOOR PLAN  
**Oxnard** 5,961 SF



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



SCALE:  $\frac{1}{16}'' = 1'-0''$



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.