

Available SF 34,690 SF

Industrial For Lease

Building Size 132,930 SF



**Property Name:** Olivas Business Center  
**Address:** 6050 King Dr, Unit B, Ventura, CA 93003  
**Cross Streets:** Golf Course Dr/King Dr

Class A High-Bay Distribution Building  
 Large Fenced Concrete Truck Court  
 Excellent Freeway Access  
 7 Dock High Truck Doors  
 ±30' Min Clear Height  
 ESFR Sprinklers

**Lease Rate/Mo:** \$36,425  
**Lease Rate/SF:** \$1.05  
**Lease Type:** NNN / Op. Ex: \$0.25  
**Available SF:** 34,690 SF  
**Minimum SF:** 34,690 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$193,522 / 2025  
**Yard:** Fenced / Paved  
**Zoning:** MPD

**Sprinklered:** ESFR  
**Clear Height:** 30'-34'  
**GL Doors/Dim:** 1 / 12' X 14'  
**DH Doors/Dim:** 7 / 9' X 10'  
**A: 800 V: 277/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 2006  
**Whse HVAC:** No  
**Parking Spaces: 35 / Ratio: 1.0:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 2,804 SF / 6  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**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#:** 1380230790

**Listing Company:** CBRE, Inc  
**Agents:** [Douglas Shaw 805-288-4672](#), [John Cardona 805-288-4674](#)  
**Listing #:** 40849519 **Listing Date:** 08/02/2024 **FTCF:** CB250N000S000/OAA  
**Notes:** Call broker to show. Recently renovated. Tenant to pay electricity, trash, phone & Internet, and security services directly. Taxes are for entire building. Tenant to verify all information herein.

