

Available SF 6,150 SF

Industrial For Lease

Building Size 16,554 SF



**Address:** 1519-1523 Palma Dr, Ventura, CA 93003

**Cross Streets:** Palma Dr/Valentine Rd

Interior Renovations Underway  
 Excellent 101 Freeway Access  
 Secured Parking/Yard Space  
 Multi-Tenant Complex  
 M2 Industrial Zoning

**Lease Rate/Mo:** \$8,303  
**Lease Rate/SF:** \$1.35  
**Lease Type:** Modified Gross / Op. Ex: \$0.08  
**Available SF:** 6,150 SF  
**Minimum SF:** 6,150 SF  
**Prop Lot Size:** POL  
**Term:** 2-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$32,728 / 2024  
**Yard:** Fenced / Paved  
**Zoning:** M-2

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 5 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 200 V: 120/208 O: 3 W: 4**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1976  
**Whse HVAC:** No  
**Parking Spaces: 12 / Ratio: 2.0:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 500 SF / 3  
**Restrooms:** 2  
**Office HVAC:** AC Only  
**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#:** 084001105

**Listing Company:** CBRE, Inc

**Agents:** [Dexter Wilkerson 805-288-4668](#), [John Cardona 805-288-4674](#)

**Listing #:** 40839835

**Listing Date:** 08/01/2024

**FTCF:** CB250N000S000/A0AA

**Notes:** Call broker to show. Interior renovations underway. Tenant to pay separately metered utilities. Tenant to verify all information herein.