

Available SF 36,698 SF

Industrial For Lease

Building Size 409,217 SF

**2 MONTHS FREE ON A 3-YEAR TERM** | **3 MONTHS FREE ON A 5-YEAR TERM**

New leases signed by 06/30/2026. Subject to tenant credit & terms acceptable to landlord.



**Property Name:** Mission Oaks Corporate Center  
**Address:** 3233 Mission Oaks Blvd, Unit A, Camarillo, CA 93012  
**Cross Streets:** Flynn Rd/Mission Oaks

Best Distribution Project in Camarillo  
 Ideal for Warehouse/Distribution/E-Commerce  
 Direct Ventura (101) Freeway Access  
 26' Typical Warehouse Clearance  
 5 Dock High Loading Positions  
 ESFR Sprinkler System

**Lease Rate/Mo:** \$44,038  
**Lease Rate/SF:** \$1.20  
**Lease Type:** Modified Gross / Op. Ex: \$0.06  
**Available SF:** 36,698 SF  
**Minimum SF:** 36,698 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$424,025 / 2025  
**Yard:** No  
**Zoning:** M-1

**Sprinklered:** ESFR  
**Clear Height:** 26'  
**GL Doors/Dim:** 1 / 12'x14'  
**DH Doors/Dim:** 3 / 2 (12'x14'); 1 (14'x14')  
**A: TBD V: 277/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1982R25  
**Whse HVAC:** No  
**Parking Spaces:** 62 / **Ratio:** 1.7:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 2,994 SF / 7  
**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:** Camarillo  
**APN#:** 1600010730

**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 #:** 43424043 **Listing Date:** 09/23/2025

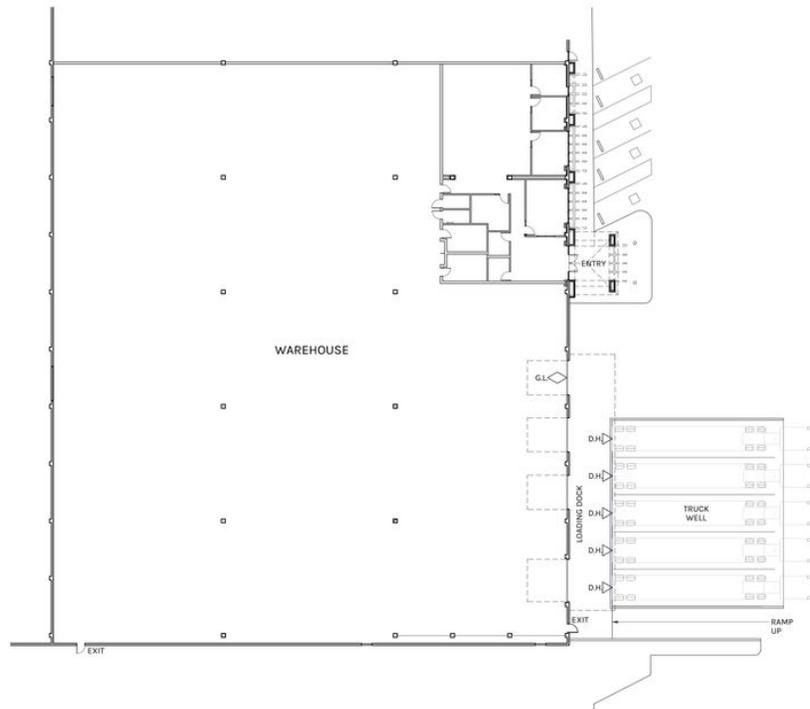
**FTCF:** CB300Y150N000

**Notes:** Plus estimated monthly CAM of \$0.06/SF. 5 Dock-High positions. Taxes for entire building. Owner has ability to adjust parking ratio. 2 months free rent on a 3-year term and 3 months free rent on a 5-year term for leases signed by 6/30/26, subject to tenant credit & terms acceptable to landlord. Tenant to verify all information herein.



**3233 Mission Oaks Boulevard, Unit A**  
Camarillo, CA

**Overall Floor Plan**  
36,698 SF



WAREHOUSE: 33,704 SF  
OFFICE: 2,994 SF  
TOTAL: 36,698 SF



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.