

Available SF 46,445 SF

Industrial For Lease

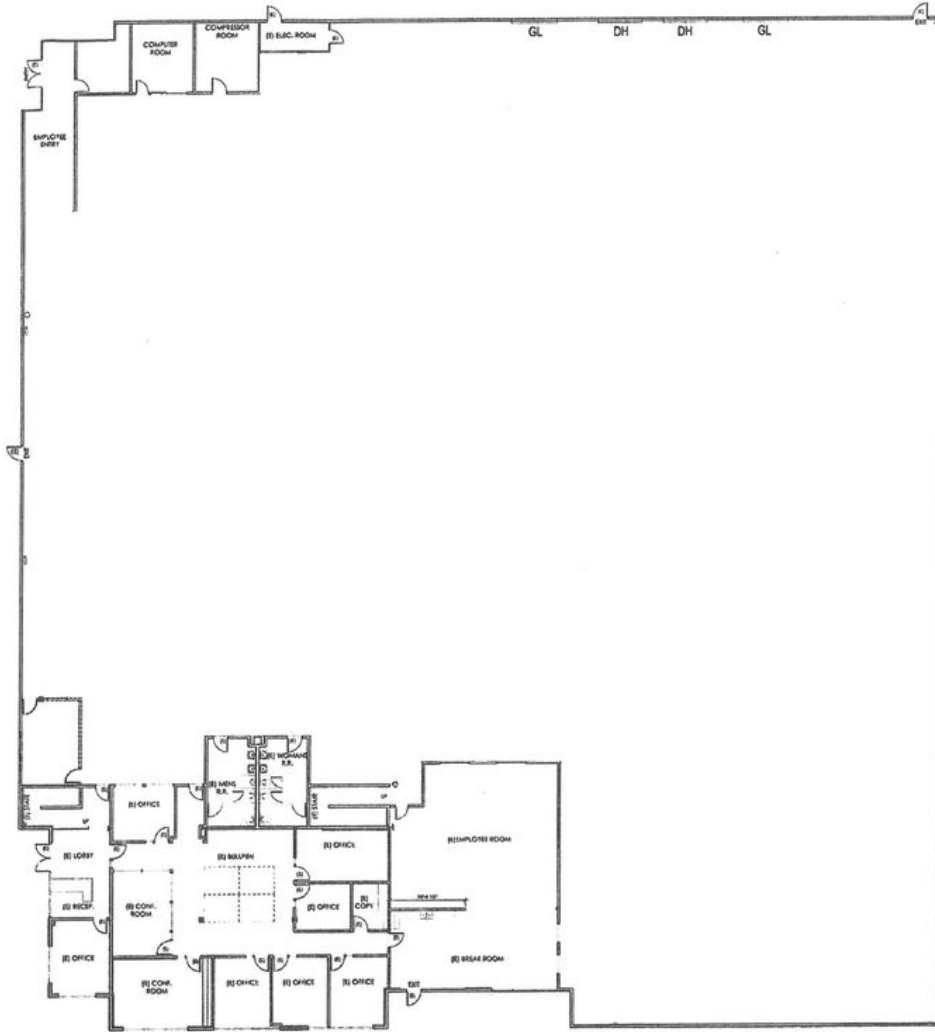
Building Size 46,445 SF



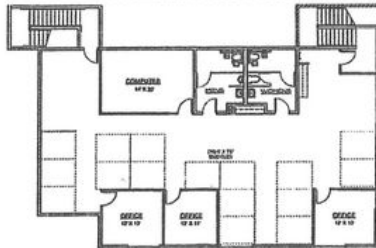
Property Name: Malhardt Industrial Center
Address: 520 Graves Ave, Oxnard, CA 93030
Cross Streets: Rice Ave/Camino Del Sol

Excellent Warehouse/Distribution Facility
 Prime Location on the corner of Camino Del Sol & Graves Ave
 Close Access to the 101 Fwy
 24' Minimum Clear Height
 2 Truck-High Loading Doors & 2 Ground-Level Loading Doors

Lease Rate/Mo:	\$39,478	Sprinklered:	Yes	Office SF / #:	7,482 SF / 17
Lease Rate/SF:	\$0.85	Clear Height:	24'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	2 / 12' x 14'	Office HVAC:	Heat & AC
Available SF:	46,445 SF	DH Doors/Dim:	2 / 10' x 10'	Finished Ofc Mezz:	3,129 SF
Minimum SF:	43,316 SF	A: 600 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	2.28 Ac / 99,169 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3-5 Years W/ Ann. COLA	Const Status/Year Blt:	Existing / 2003	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 85 / Ratio: 1.8:1		Vacant:	No
Taxes:	\$50,808 / 2021	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Oxnard/Port Hueneme
Zoning:	ML			APN#:	214-0-041-145
Listing Company:	Daum Commercial				
Agents:	Mitchell Conlee 805-443-3346 , David Freitag 213-270-2235				
Listing #:	32126637	Listing Date:	08/26/2022	FTCF:	CB300N000S000
Notes:	Lessee is responsible to verify all information.				



Mezzanine Floor Plan



520 Graves Ave., Oxnard - Floor Plan

Bldg. Footprint: 43,316 SF
 Mezzanine: 3,129 SF
Total Bldg.: 46,445 SF