

INDUSTRIAL FOR SALE

AVAIL SF: 25,410

TOTAL BLDG SF: 25,410



ADDRESS 1600 BEACON PL, OXNARD CA ZIP 93033

Channel Island Business Center
1 Blk West Of Rose / 5 Blks North Of Highway 1
Concrete Tilt-Up Building With 22' Min Clearance
Truck High & Ground Level Loading
1200 AMPS 277/480 Volt Power – 49 Car Parking

LEASE RENTAL \$ NFL /mo Gross _____ Net 0.000 Term _____
 SALE PRICE \$ 2,477,000 Price/SF \$ 97.48 Possession COE Tax \$ 19,732.00 Yr 2011-2012
 Avail SF 25,410 Power A 1200 V 277-480 Ø 3 W 4
 Min. SF 25,410 Heat TBD Cooling TBD PWR Notes VERIFY
 Land SF 56,200 Truck Hi Pos 2 Dim 12 X 16
 Const CTU Roof VERIFY Grd Lev Drs 2 Dim 12 X 14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 4
 Sprinklered YES Min Clear Height 22 OFFICE DATA Office SF 1,850 # 5
 Pkg 49 Yard No Yr Blt 1989 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 552-J1 Zone ML To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE,PARK
 AGENT Gary J Herman, Jr. (213)747-6531 x318, Gary J Herman, Sr. Region VEN Listing # 1247704
(213)747-6531 x314 FIRMS.D. Herman Company 03/04/11
 FTFCF AP000N000S250/AOAA Notes Sale Terms: All Cash to Seller. Buyer to verify all information. Sprinklers: .45/2000.
 Truckwell: Yes.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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