

NEW CONSTRUCTION!

SANTIAGO BUSINESS PARK
Oxnard, CA 93030
FOR SALE OR LEASE
INDUSTRIAL CONDOMINIUMS



BRETT SAUNDERS
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



SANTIAGO BUSINESS PARK



RICE AVE / PACIFIC COAST HWY

SAKIOKA DRIVE

MAULHARDT AVE

SANTIAGO COURT

SOLD LEASED SOLD SOLD LEASED SOLD SOLD SOLD

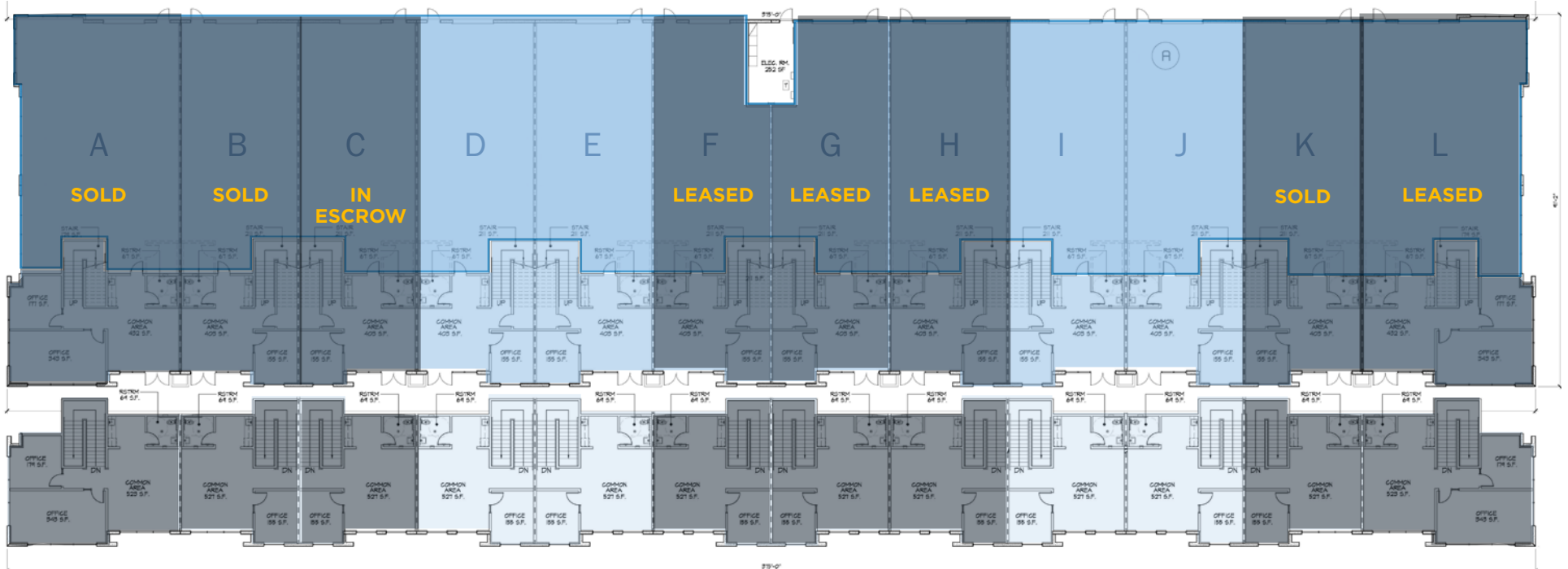
SOLD SOLD IN ESCROW LEASED LEASED LEASED SOLD LEASED

GRAVES AVE

SPECS & PRICING | 1400 GRAVES AVENUE

UNIT	TOTAL SIZE (SF)	WAREHOUSE (SF)	1ST FLOOR OFFICE (SF)	OFFICE MEZZ (SF)	TOTAL OFFICE (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
A	4,746							SOLD
B	3,284							SOLD
C	3,284							IN ESCROW
D	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
E	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
F	3,151							LEASED
G	3,151							LEASED
H	3,284							LEASED
I	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
J	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
K	3,284							SOLD
L	4,708							LEASED

EACH UNIT CONTAINS: ONE (1) GROUND LEVEL DOOR, 24 FT CLEARANCE HEIGHT, 2/1,000 PARKING, 200 AMPS



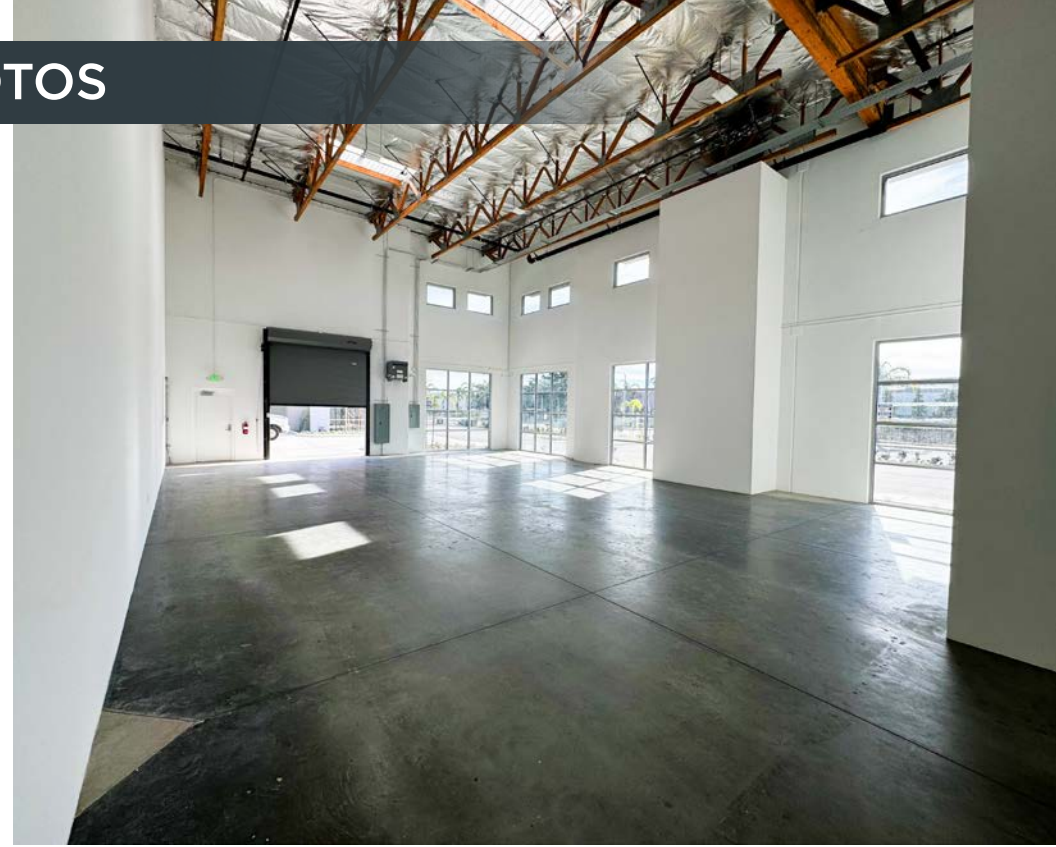
SPECS & PRICING | 2301 SANTIAGO COURT

UNIT	TOTAL SIZE (SF)	WAREHOUSE (SF)	1ST FLOOR OFFICE (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
A	3,400					SOLD
B	2,576					LEASED
C	2,576					SOLD
D	2,576					SOLD
E	2,576	2,103	473	\$1.45	\$395	\$1,017,520
F	2,442	1,969	473	\$1.45	\$395	\$964,590
G	2,442					LEASED
H	2,576	2,103	473	\$1.45	\$395	\$1,017,520
I	2,576					SOLD
J	2,576					SOLD
K	2,576	2,103	473	\$1.45	\$395	\$1,017,520
L	3,361					SOLD

EACH UNIT CONTAINS: ONE (1) GROUND LEVEL DOOR, 18 FT CLEARANCE HEIGHT, 2/1,000 PARKING, 200 AMPS



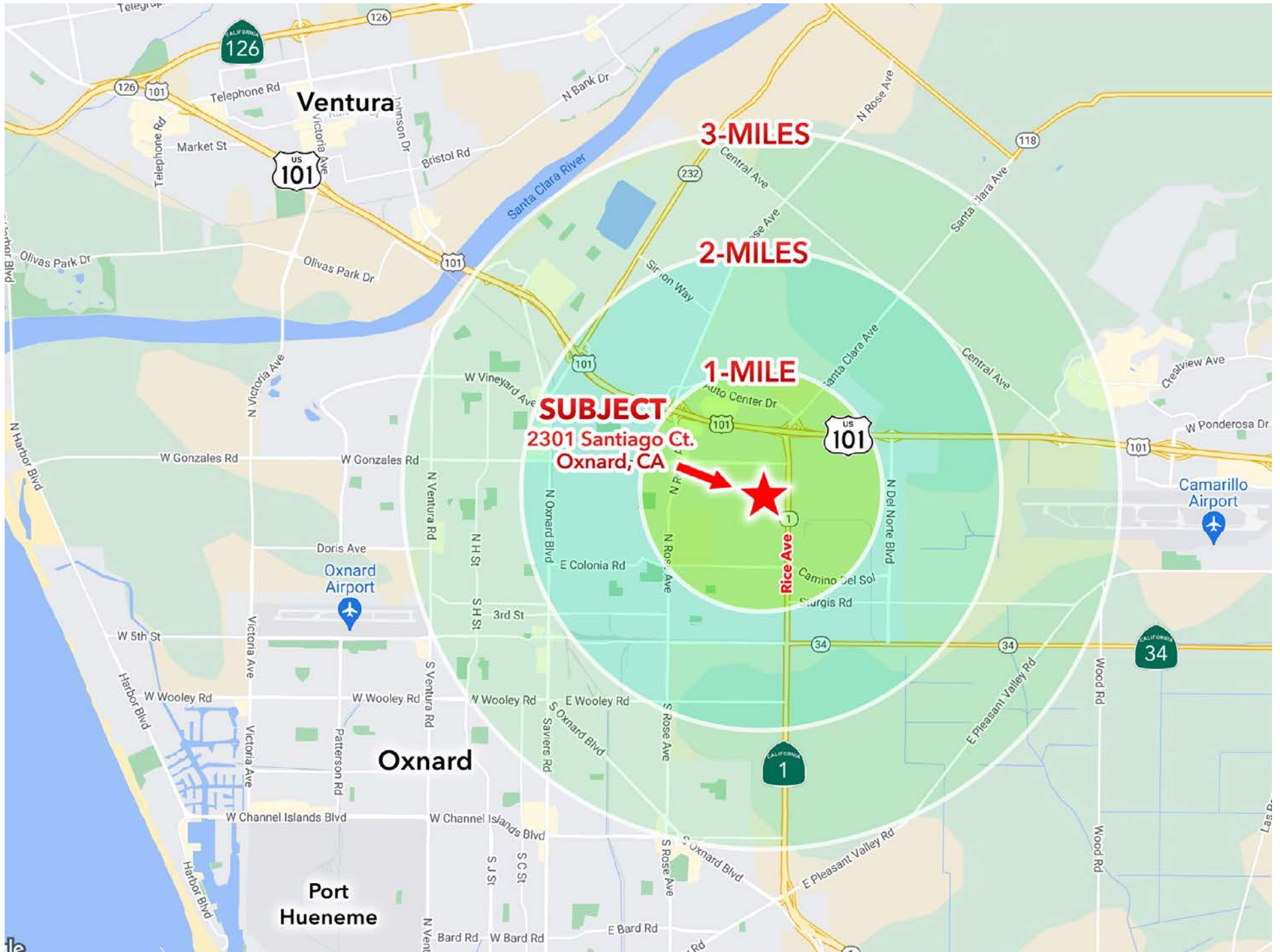
PHOTOS



- **NEW INDUSTRIAL DEVELOPMENT**
- **WITHIN THE OPPORTUNITY ZONE (TAX DEFERMENT)**
- **IMPRESSIVE CLEARANCE HEIGHTS**
- **10% DOWN PAYMENT FOR SBA FINANCING**
- **ENERGY EFFICIENT PROJECT MEETING CURRENT CODE REQUIREMENTS**



LOCATOR MAP



Creating Wealth Through Ownership

Strategically located within Opportunity Zone!



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LEE & ASSOCIATES