

1620 EMERSON AVE.
Oxnard, California

**FREE STANDING BUILDING
FOR LEASE**



GRANT FULKERSON, SIOR

PRINCIPAL
818.304.4956
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818.497.3866
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1620 Emerson Avenue Oxnard, CA 93033
AVAILABLE SIZE	26,547 SF
GROUND FLOOR OFFICE	3,982 SF
LAND	1.43 Acres
CLEAR HEIGHT	18 Feet
POWER	400amps 277-480v 3P4W
LOADING	Two (2) GL / Two (2) DH
PARKING	70 Stalls (2.6/1,000)
LEASE RATE	\$0.96 PSF NNN



26,547
SQUARE FEET

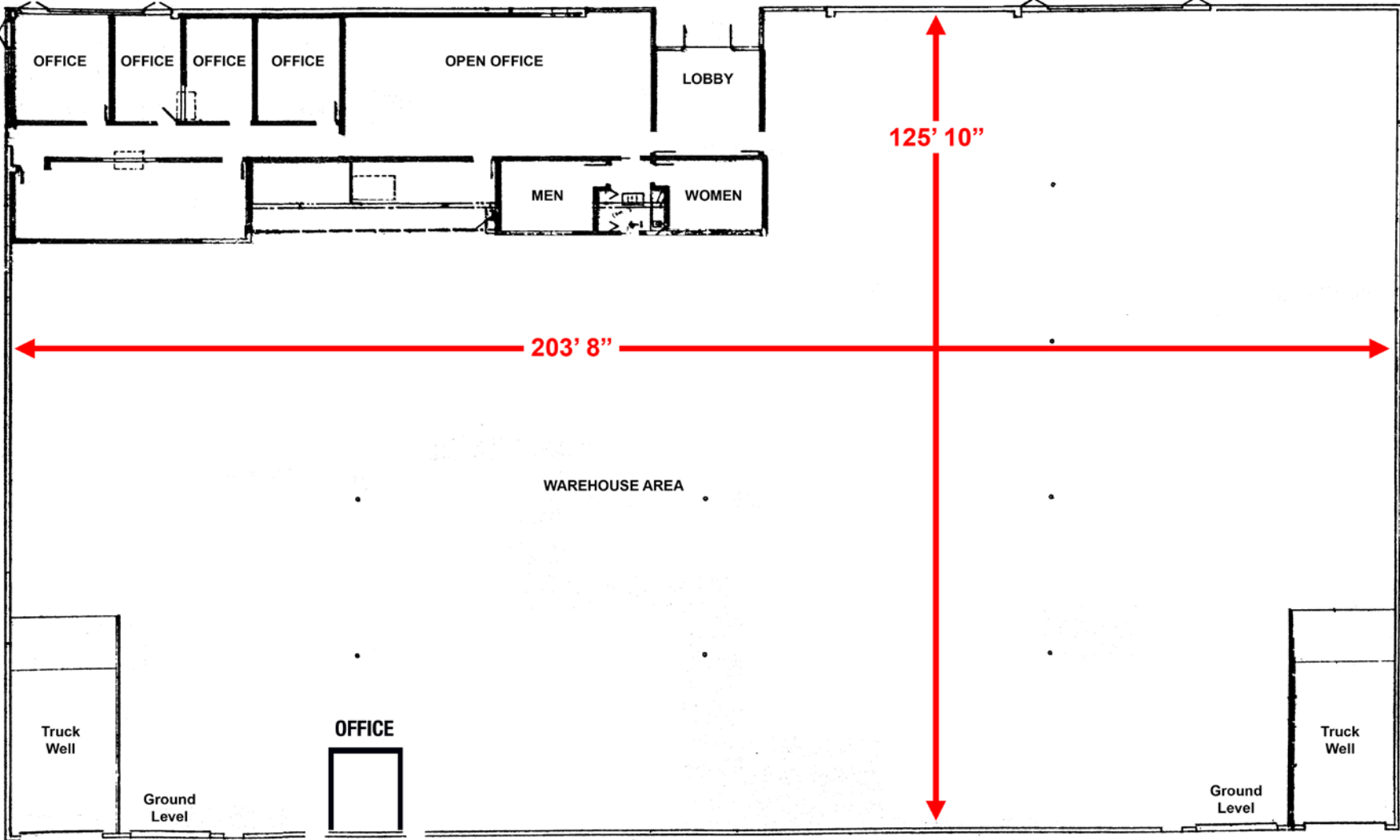
18 FEET
CLEAR HEIGHT

\$0.96 PSF
LEASE RATE

\$0.20 PSF
OPEX



FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.





LOADING:
(2) DH/ (2) GL



OPPORTUNITY
ZONE



OUTSTANDING
LOADING



LOW NNN
EXPENSES



FREE STANDING
BUILDING



SUBJECT
1620 Emerson Avenue
Oxnard, CA

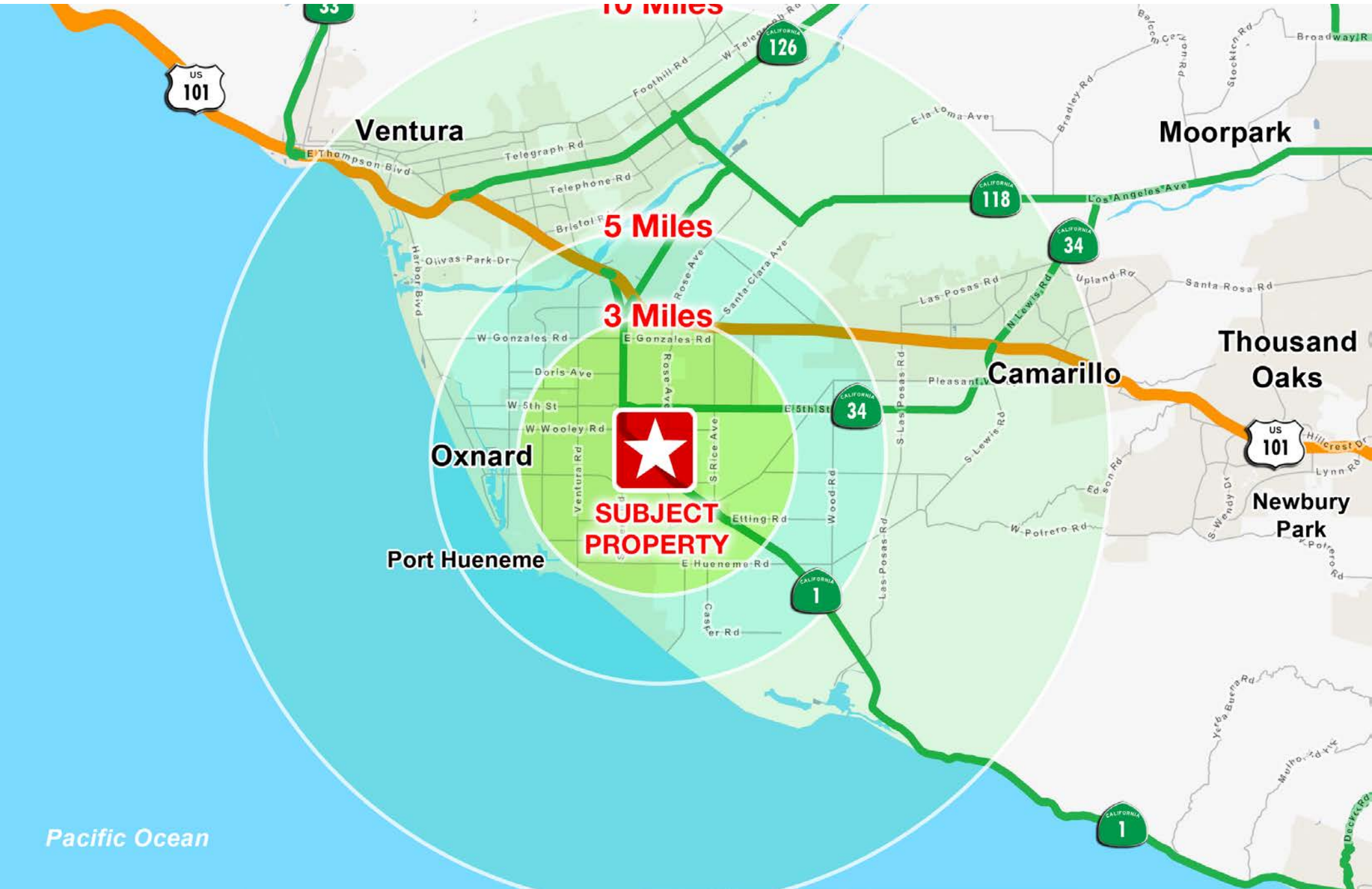
S Rose Ave

Fiske Pl

Emerson Ave

Statham Blvd

LOCATOR MAP



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OXNARD, CA 93033**

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