

**1401 VANGUARD DR.
OXNARD, CALIFORNIA**

**INDUSTRIAL
FOR LEASE**



12 MONTHS OF HALF RENT ABATEMENT FOR A 5-YEAR LEASE EXECUTED BY DECEMBER 1, 2026*

GRANT FULKERSON, SIOR
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

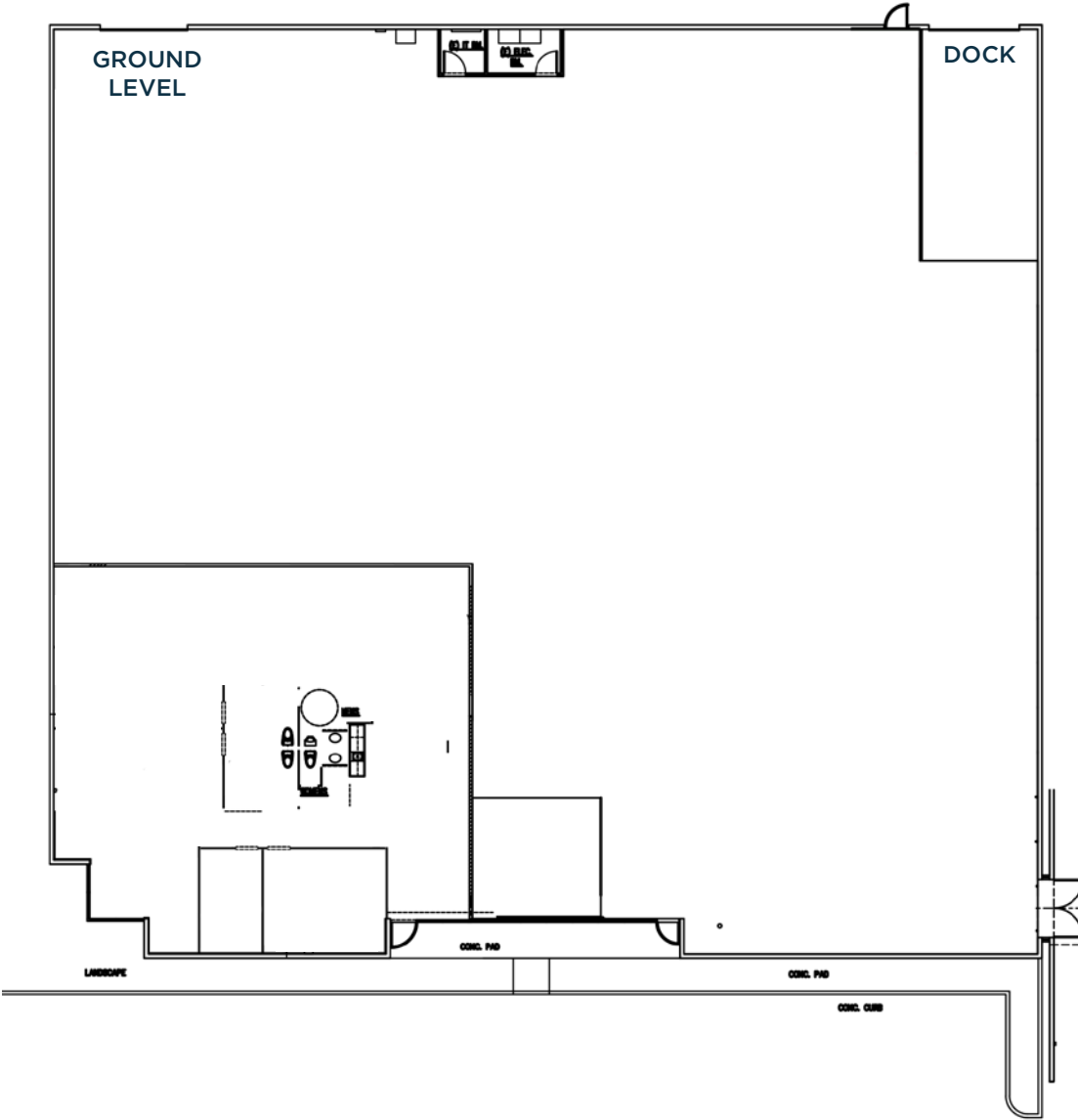
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PROPERTY INFORMATION

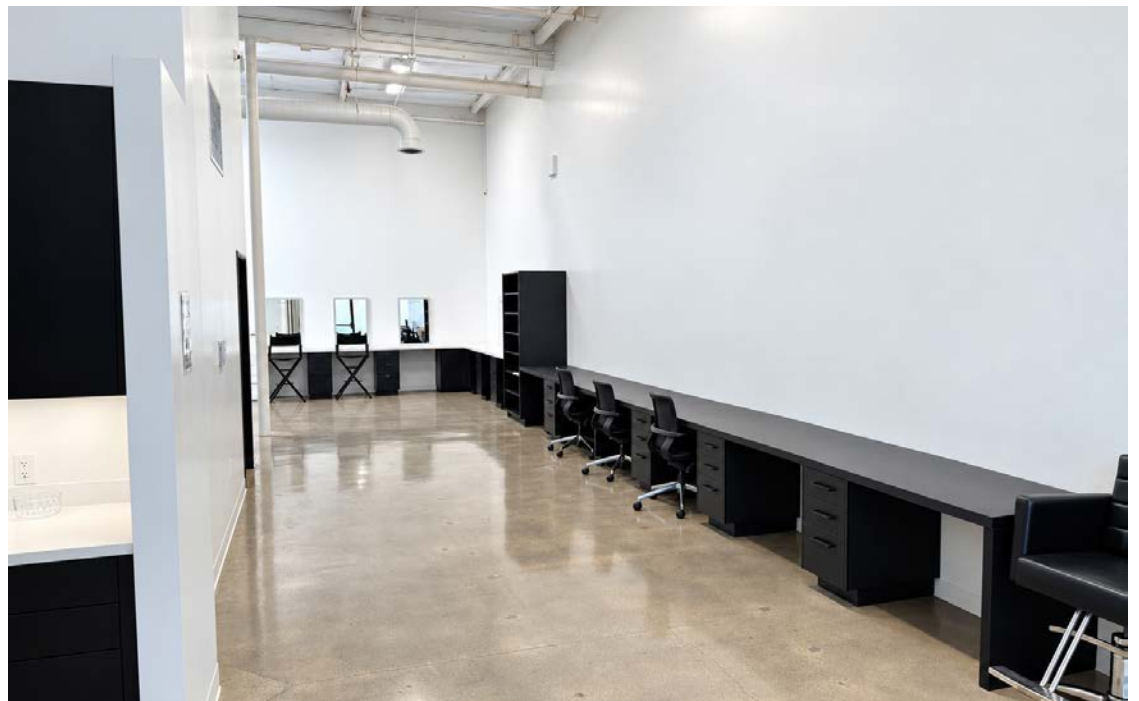
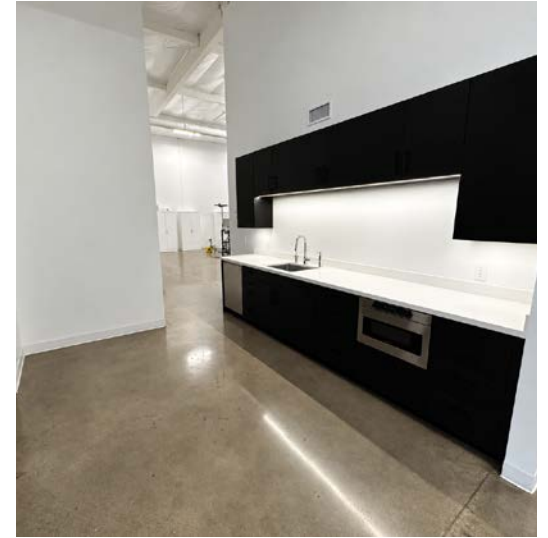
ADDRESS	1401 Vanguard Dr. Oxnard, CA
SIZE	17,388 SF
PARCEL	37,280 SF
APN	220-0-295-255
ZONING	MLPD
YEAR BUILT	1989
CLEAR HEIGHT	16 Feet
POWER	400amps 277-480v 3P 4W
GL LOADING	One (1) Door (12' x 14')
DOCK HIGH	One (1) Door (12' x 14')
PARKING	34 Stalls
LEASE RATE	\$1.10 PSF NNN (\$0.55 PSF - Year One)*
OPEX	\$0.20 PSF

PROPERTY HIGHLIGHTS

- Impressive Office Improvements
- 1,200 AMP Capacity
- Dock High & Ground Level Loading



PROPERTY PHOTOS



AERIAL



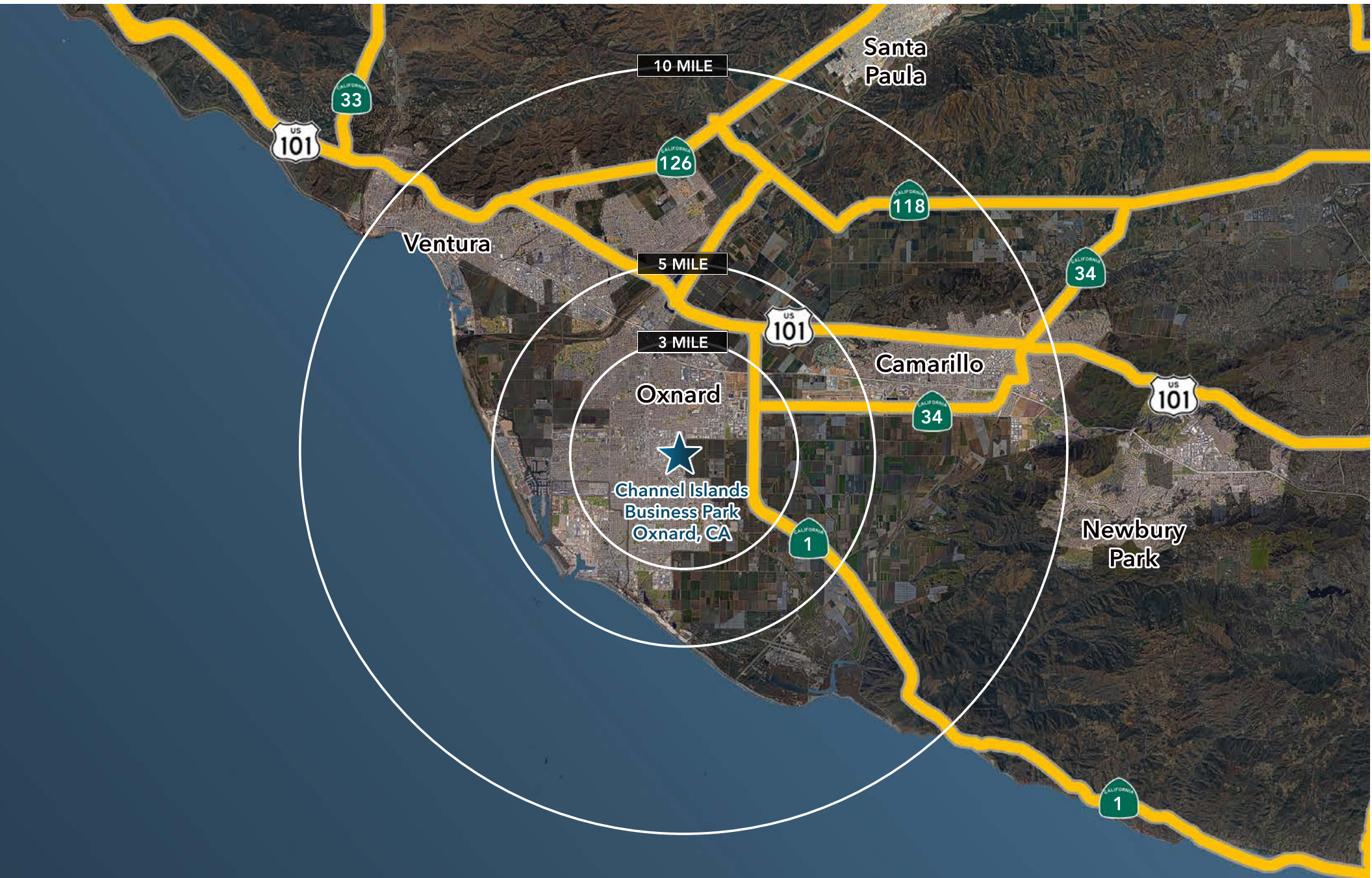
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VANGUARD DR

AMENITIES MAP



LOCATOR MAP



1401 VANGUARD DR. OXNARD, CALIFORNIA

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