

Available SF: 125,511

Total Building SF: 125,511



Address: 4880 Colt St, Ventura, CA 93003
Cross Streets: Colt St / Palma St

30' Clear Height
Possible to Divide ±53,000 SF and ±72,000 SF
Possible to Include Additional Land for Outside Storage - Staging Area
Excellent Highway 101 Access

Lease Rate/Mo: \$62,756
Lease Rate/SF: \$0.50
Lease Type: NNN
Terms: 5 Years with Annual CPI

Price/SF: - -**Sale Price:** - -**Taxes:** \$77,202, 2014**Available SF:** 125,511**Minimum SF:** 125,511**Prop Lot Size:** 332,765 SF / 7.64 AC**Yard:** Yes**Zoning:** MPD**Listing Company:** CBRE - Oxnard (805) 288-4700**Agents:** Douglas Shaw (805) 288-4672**Property/Listing/Ste #:** 689726/1198391/1952316**Notes:** Excludes future development site at rear of property. Verify power.

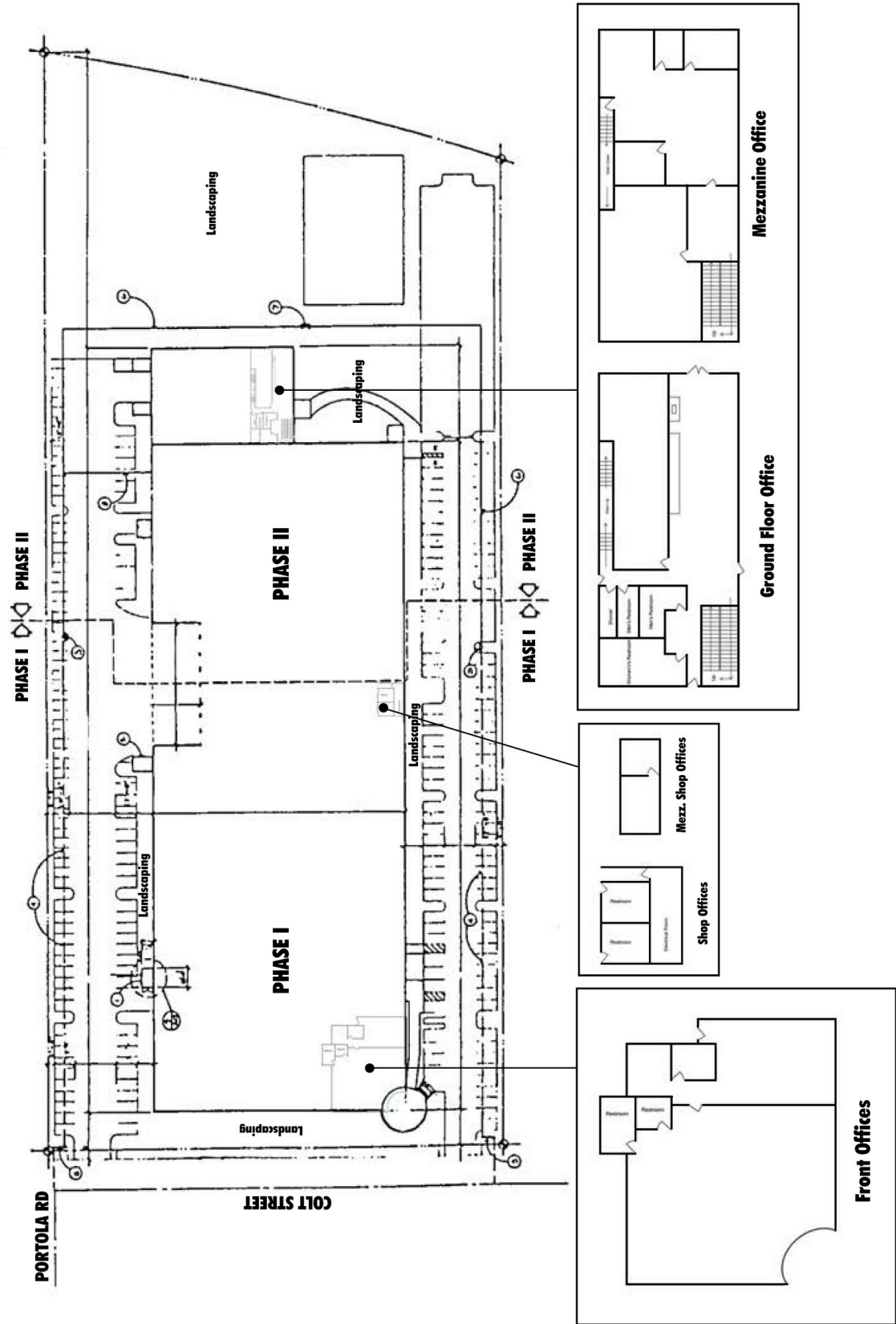
Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1984
Sprinklered: Yes
Ground Lvl Drs/Dim: 2 / 10x12
Dock High/Dim: 8 / 9x9
Clear Height: 30
Heat/Cool: None
Roof Type: Lam Glu WB
A: 3000 **V:** 277/480 **Ø:** 3 **W:** 4
Parking Spaces: 215 /Bldg Ratio: 1.7:1
Rail Service: No
Specific Use: WHSE- Distribution

Office SF / #: 9,200 / 8
Restrooms: 6
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 2,400 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
To Show: Call Agent
Region: Ventura County/Ventura
Thomas Guide: 492-B6
APN#: 084-0-144-295

Listing Date: 04/21/2015**FTCF:** CB250Y250S000/OAA

4880 Colt Street | Ventura, CA

Site/Floor Plan



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.