

# FOR SALE OR LEASE

INDUSTRIAL UNITS



**GRANT FULKERSON, SIOR**

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**BRETT SAUNDERS**

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DRE# 01991011



LEE & ASSOCIATES

**2889 BUNSEN CT.  
VENTURA, CA 93003**





**GROUND LEVEL  
LOADING**



**14' CLEAR  
HEIGHT**



**2/1,000 PARKING**



**200 AMPS/ UNIT**



**RARE PURCHASE  
OPPORTUNITY**



**RENOVATIONS  
UNDERWAY**



**PROFESSIONALLY  
MANAGED**



**SHORT - TERM  
LEASES AVAILABLE**



# 2889 BUNSEN CT. VENTURA, CA 93003

## PROPERTY HIGHLIGHTS

- Attractive & Flexible Deal Structure
  - ▶ Short-Term Leases
  - ▶ Lease w/ Purchase Option
  - ▶ 10% Down with SBA Financing
- Project Renovations in Progress
- Units Can Be Combined
- Rare Purchase Opportunity
- Close Proximity to Highway 101





# 90% FINANCING

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at Ventura Commerce Center through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

For SBA financing:

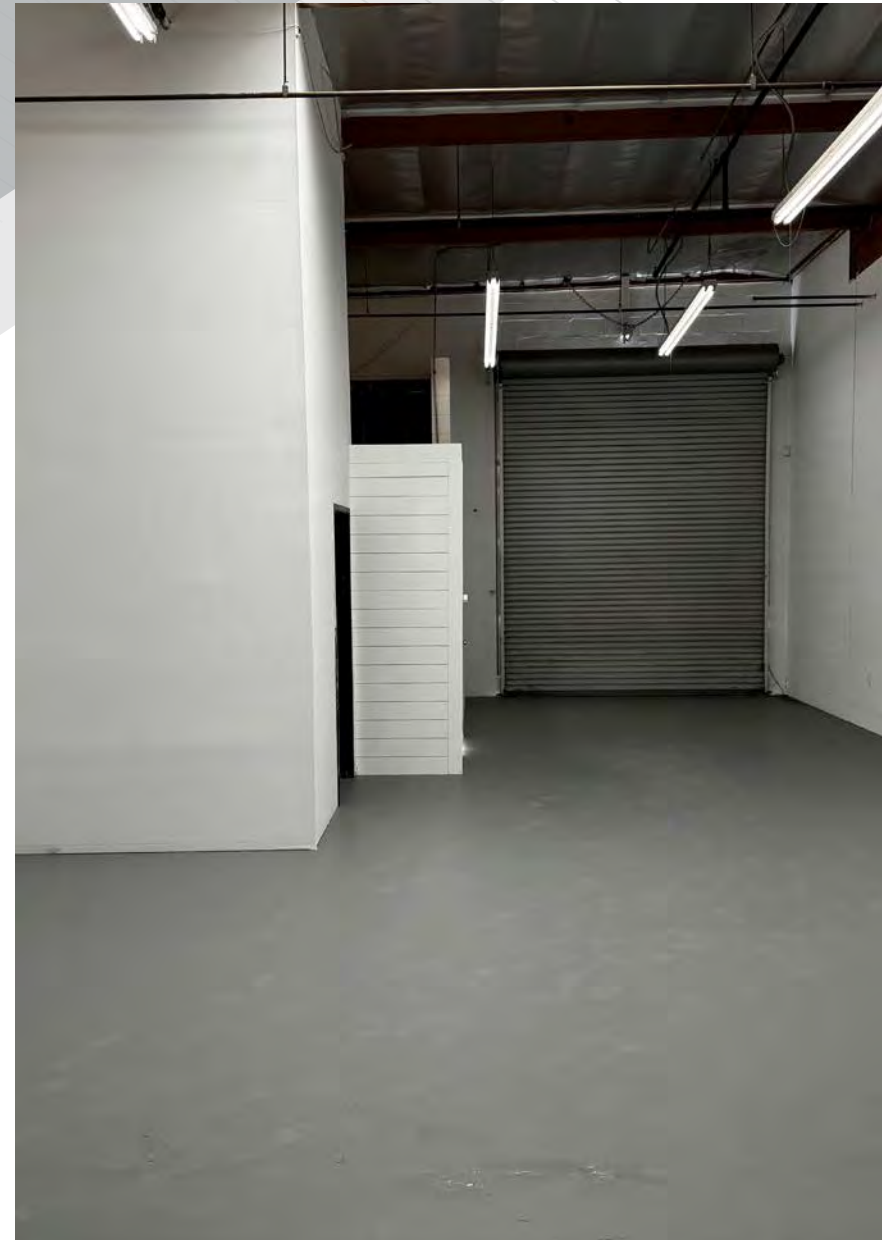
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# AVAILABLE INDUSTRIAL UNITS & PRICES

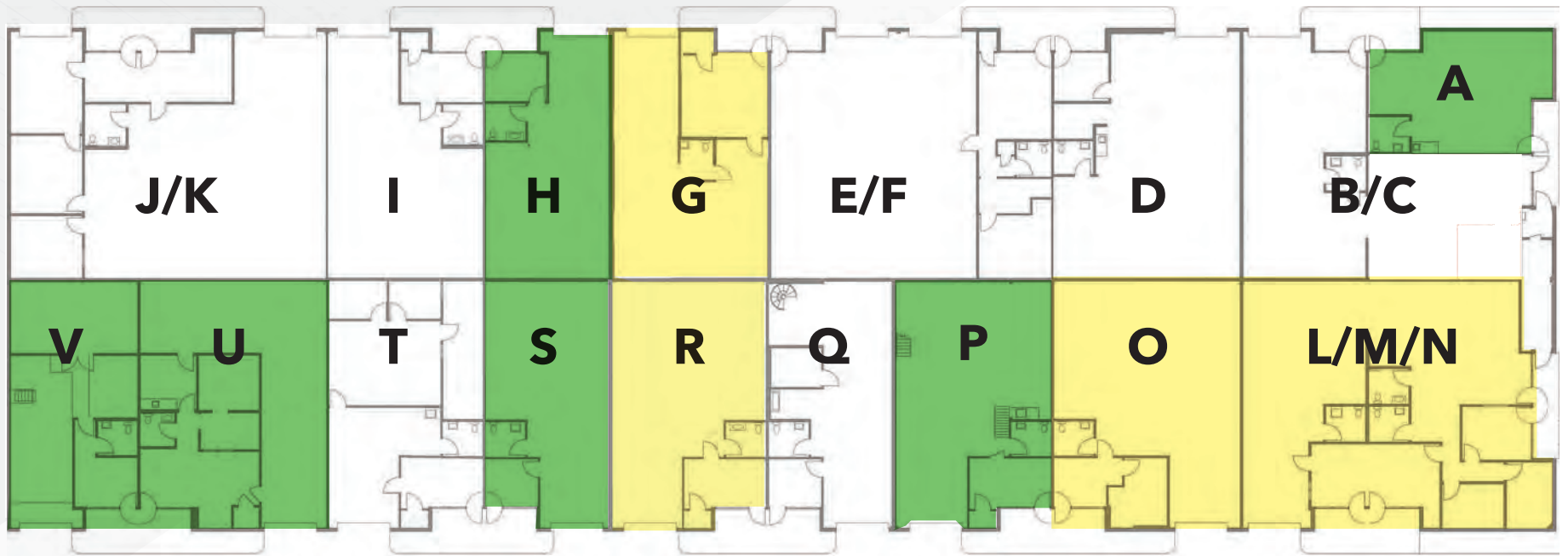
UNIT	SQ. FT	LEASE RATE (NNN)	PRICE (PSF)	SALE PRICE	STATUS
<b>A</b>	870	\$1.45	\$375.00	\$326,250.00	<b>IN ESCROW</b>
<b>B/C</b>	1,932	\$1.40	\$365.00	\$705,180.00	LEASED TO 1/1/25
<b>D</b>	1,739	\$1.40	\$365.00	\$634,735.00	COMING SOON
<b>E/F</b>	2,614	\$1.40	\$365.00	\$954,110.00	COMING SOON
<b>G</b>	1,457	\$1.40	\$365.00	\$531,819.60	VACANT
<b>H</b>	1,174	\$1.40	\$365.00	\$428,400.50	<b>IN ESCROW</b>
<b>I</b>	1,448	\$1.45	\$365.00	\$528,520.00	LEASED TO 3/1/25
<b>J/K</b>	2,950	\$1.45	\$375.00	\$1,106,250.00	AVAILABLE
<b>L/M/N</b>	2,799	\$1.45	\$375.00	\$1,049,625.00	VACANT
<b>O</b>	1,741	\$1.40	\$365.00	\$635,465.00	VACANT
<b>P</b>	1,459	\$1.40	\$365.00	\$532,629.90	<b>IN ESCROW</b>
<b>Q</b>	1,162	\$1.40	\$375.00	\$435,750.00	LEASED TO 1/1/26
<b>R</b>	1,444	\$1.40	\$365.00	\$527,191.40	VACANT
<b>S</b>	1,162	\$1.40	\$365.00	\$423,951.15	<b>IN ESCROW</b>
<b>T</b>	1,444	\$1.40	\$365.00	\$527,191.40	LEASED TO 5/1/24
<b>U</b>	1,738	\$1.40	\$365.00	\$634,475.85	<b>IN ESCROW</b>
<b>V</b>	1,211	\$1.45	\$375.00	\$454,252.50	<b>IN ESCROW</b>


Adjacent units may be combined.  
Leased units may be purchased with the leases in place.





## 2889 BUNSEN COURT UNIT PLAN



 = VACANT

 = IN ESCROW

 = LEASED





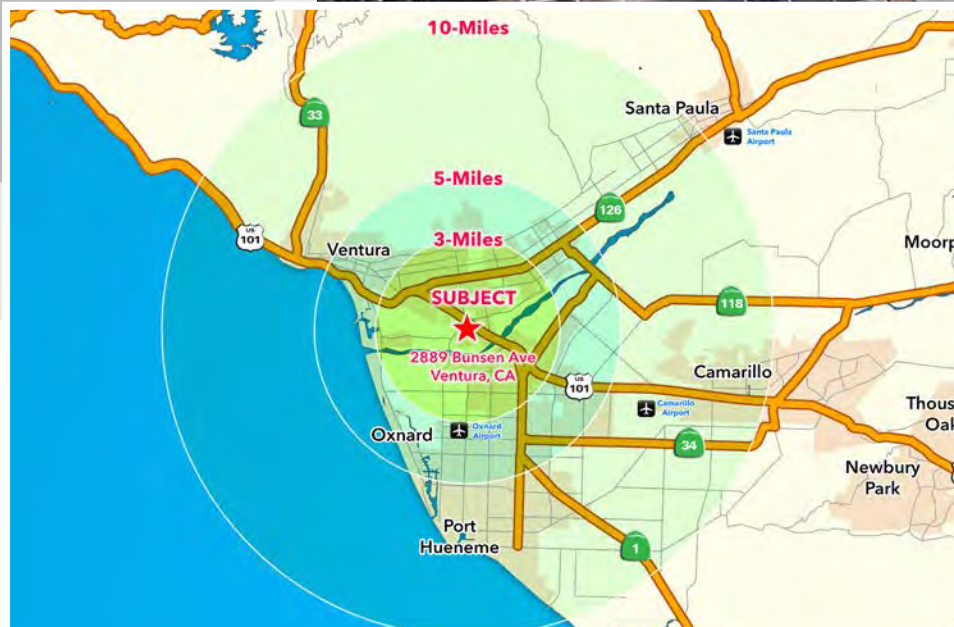
28  
89

BUNSEN





# LOCATOR MAP





# AMENITIES





**2889 BUNSEN CT.**  
**VENTURA, CA 93003**

For building availability, please contact:

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COMMERCIAL REAL ESTATE SERVICES

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.  
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