

**1341 - 1401 VANGUARD DR.  
OXNARD, CALIFORNIA**

**INDUSTRIAL BUILDINGS AVAILABLE  
12,785 SF - 30,173 SF**

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



## **CHANNEL ISLANDS BUSINESS PARK**

**GRANT FULKERSON, SIOR**  
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**LEE & ASSOCIATES**  
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.

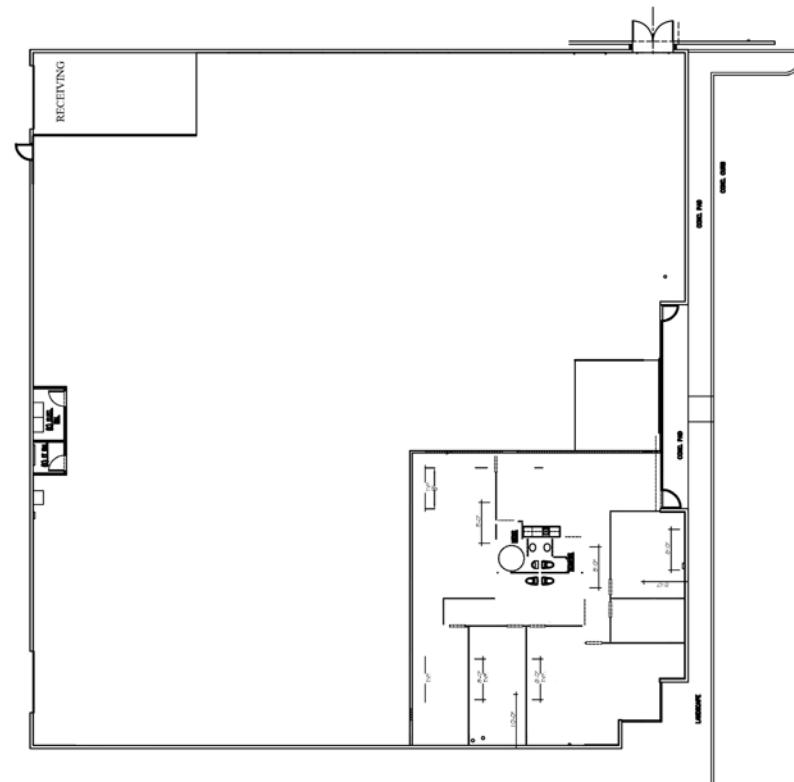
# 1401 VANGUARD DR. OXNARD, CA | BUILDING 5

## 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	15 Feet
POWER	1200amps 277-480v 3P
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

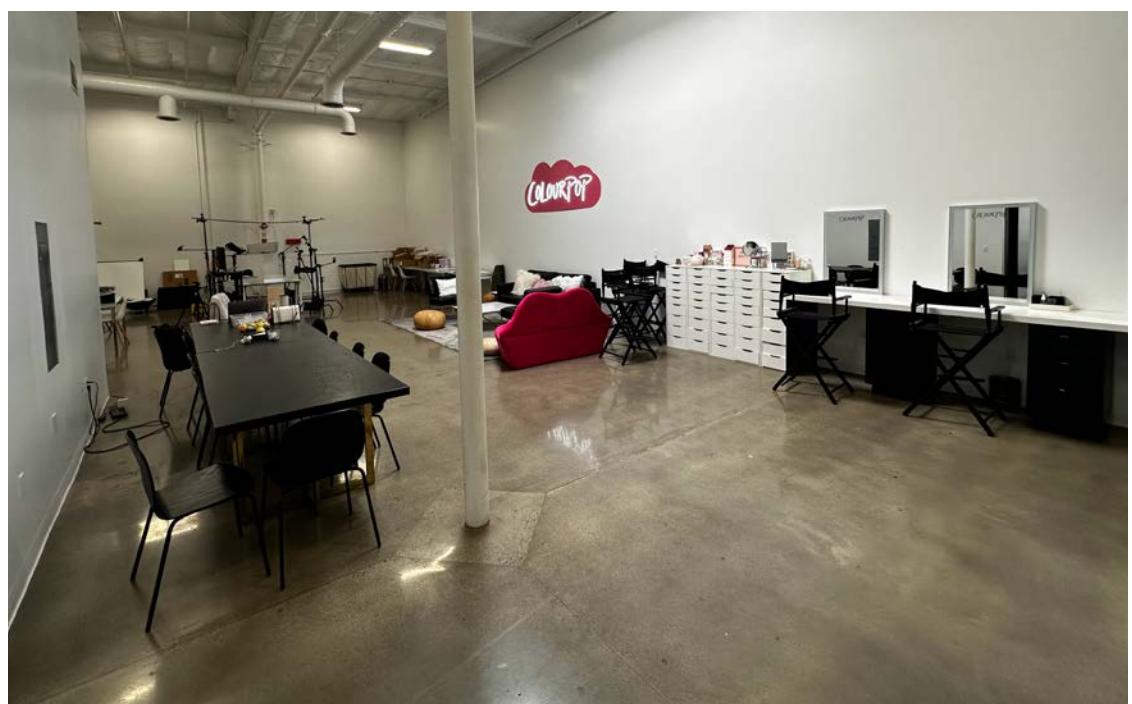
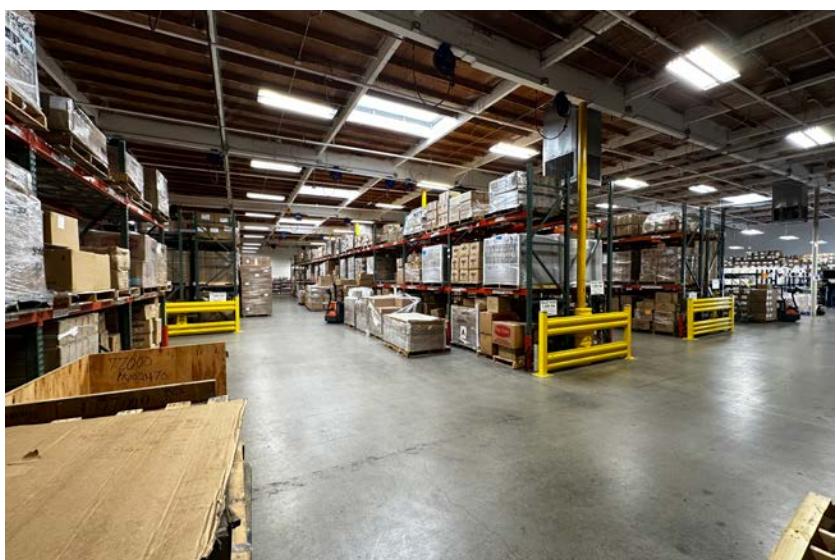
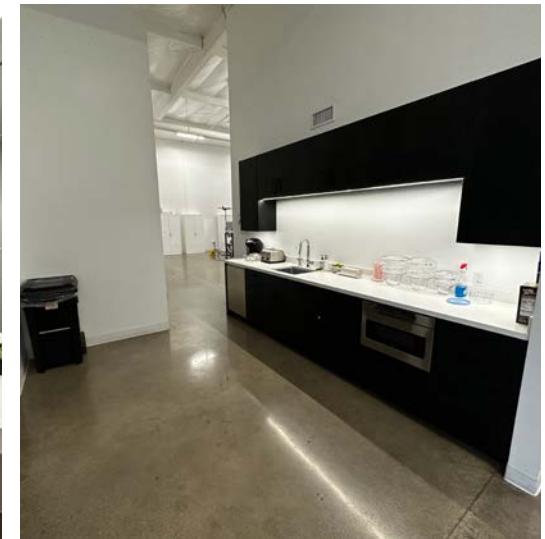
## PROPERTY HIGHLIGHTS

- Impressive Office Build-Out
- Heavy Power
- Racking Can Remain
- Newly Renovated



**1401 VANGUARD DR.  
BUILDING 5 PHOTOS**

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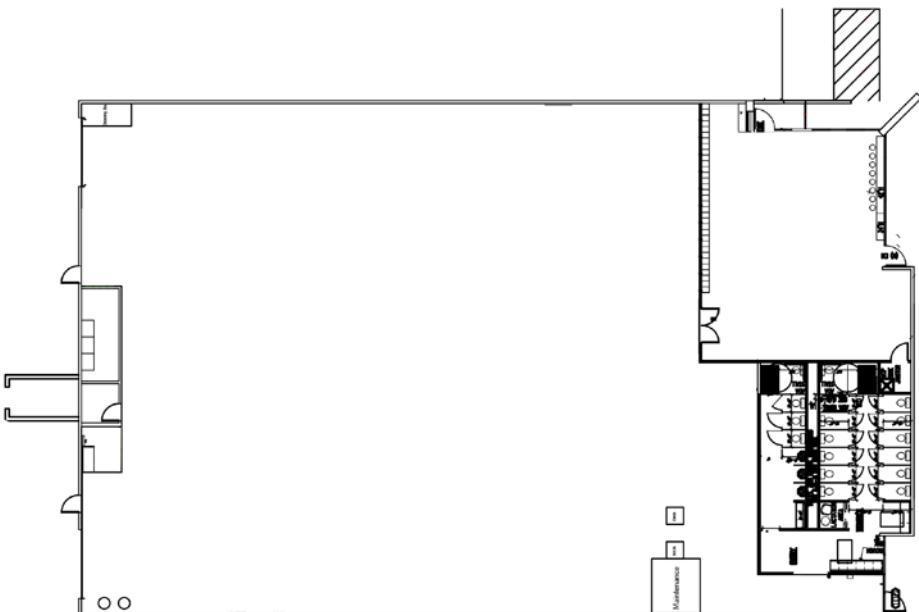
# 1341 - 1351 VANGUARD DR. OXNARD, CA | BUILDING 6

## PROPERTY INFORMATION

ADDRESS	1341 - 1351 Vanguard Dr. Oxnard, CA
SIZE	12,785 SF
PARCEL	30,500 SF
APN	220-0-295-245
ZONING	MLPD
YEAR BUILT	1988
CLEAR HEIGHT	18 Feet
POWER	TBD
GL LOADING	Two (2) Doors (12' x 14')
PARKING	23 Stalls
LEASE RATE	\$1.00 PSF NNN (\$0.50 PSF - Year One)
OPEX	\$0.20 PSF

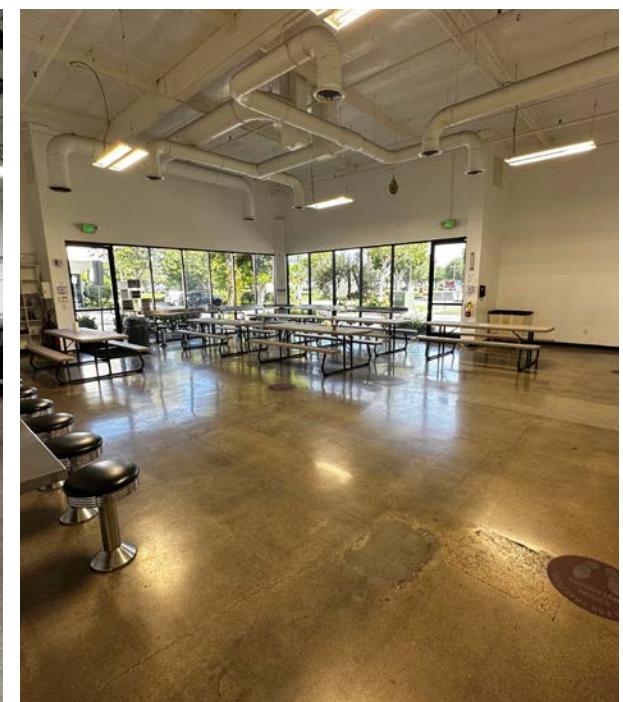
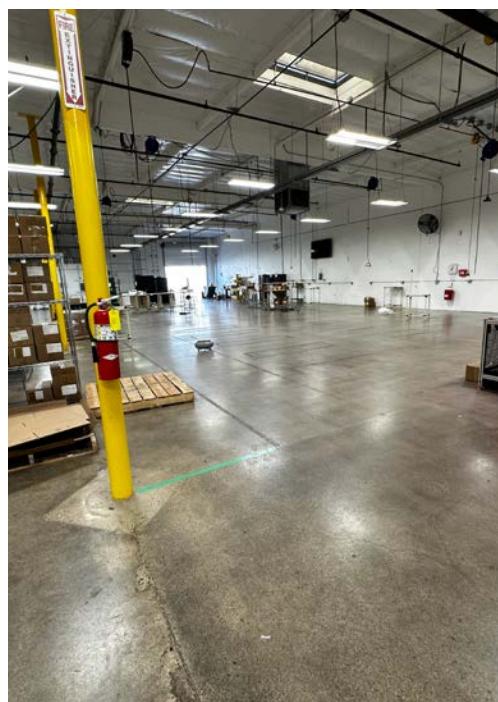
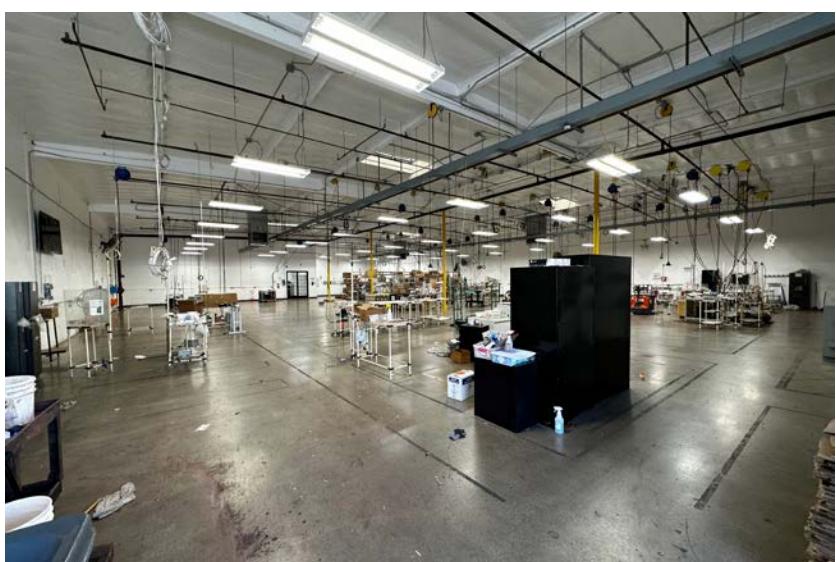
## PROPERTY HIGHLIGHTS

- Compressed Air
- Warehouse Racking Can Remain
- Newly Renovated



**1341-1351 VANGUARD DR.  
BUILDING 6 PHOTOS**

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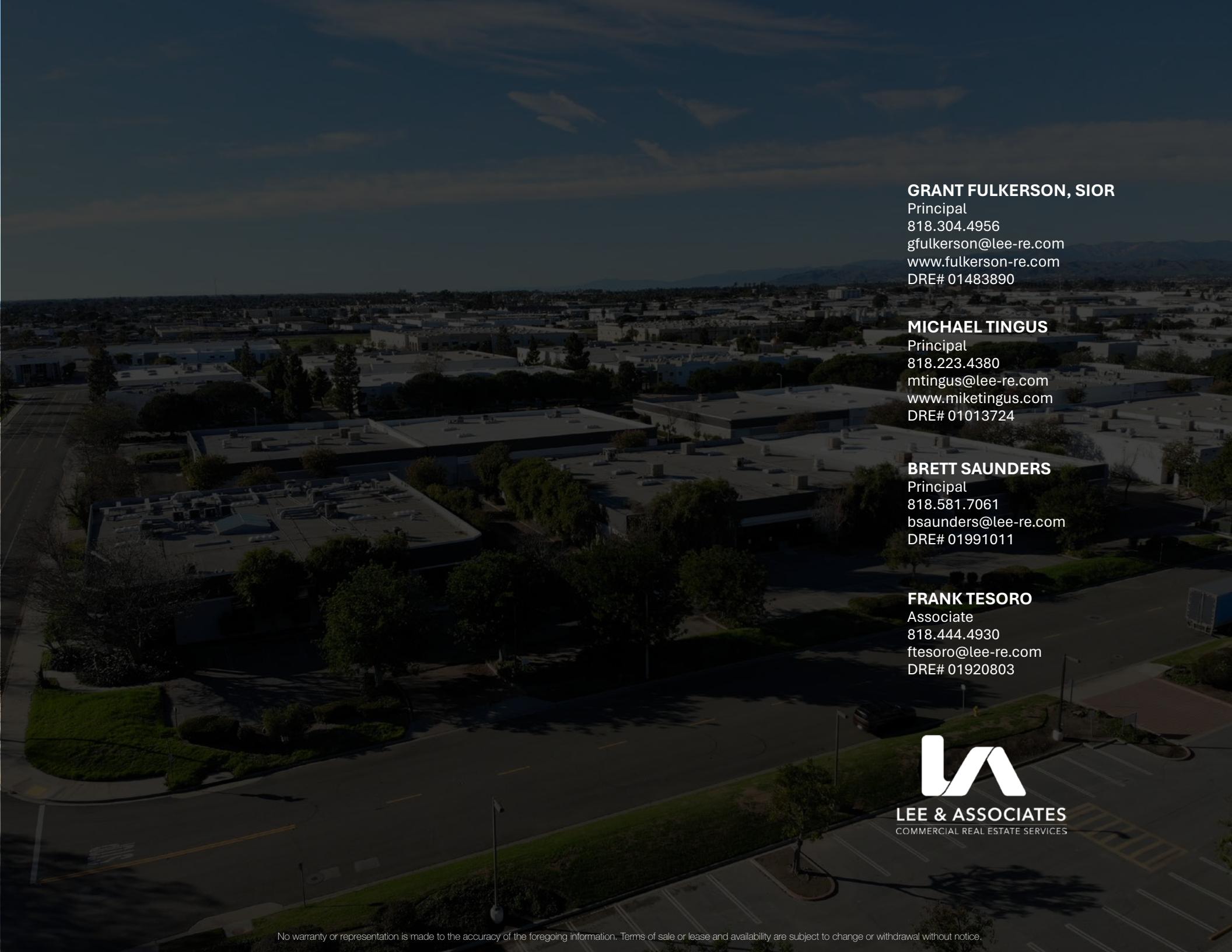
## AMENITIES MAP



## LOCATOR MAP

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