

NEW CONSTRUCTION!

SANTIAGO BUSINESS PARK
Oxnard, CA 93030
FOR SALE OR LEASE
INDUSTRIAL CONDOMINIUMS



BRETT SAUNDERS
Principal
818.581.7061
bsaunders@lee-re.com
DRE# 01991011

GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
DRE# 01483890

MICHAEL TINGUS
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
DRE# 01013724

Lee & Associates®-LA North/Ventura, Inc.
Corporate ID #01191898
*A Member of the Lee & Associates
Group of Companies*
5707 Corsa Ave, Suite 200
Westlake Village, CA 91362
P: 818-223-4388 F: 818-591-1450
www.lee-associates.com



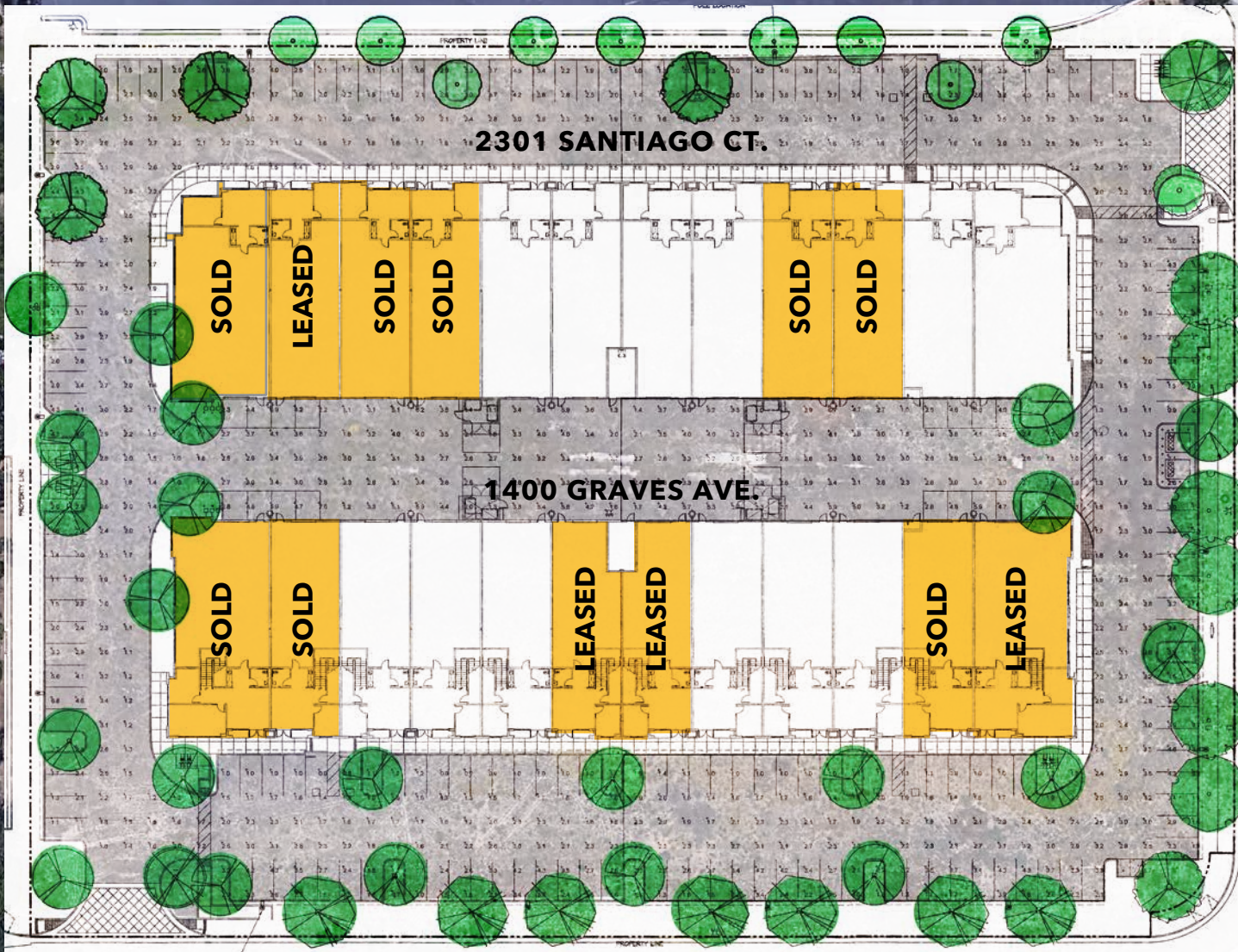
LEE & ASSOCIATES

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.

- **NEW INDUSTRIAL DEVELOPMENT**
- **WITHIN THE OPPORTUNITY ZONE (TAX DEFERMENT)**
- **IMPRESSIVE CLEARANCE HEIGHTS**
- **10% DOWN PAYMENT FOR SBA FINANCING**
- **ENERGY EFFICIENT PROJECT MEETING CURRENT CODE REQUIREMENTS**



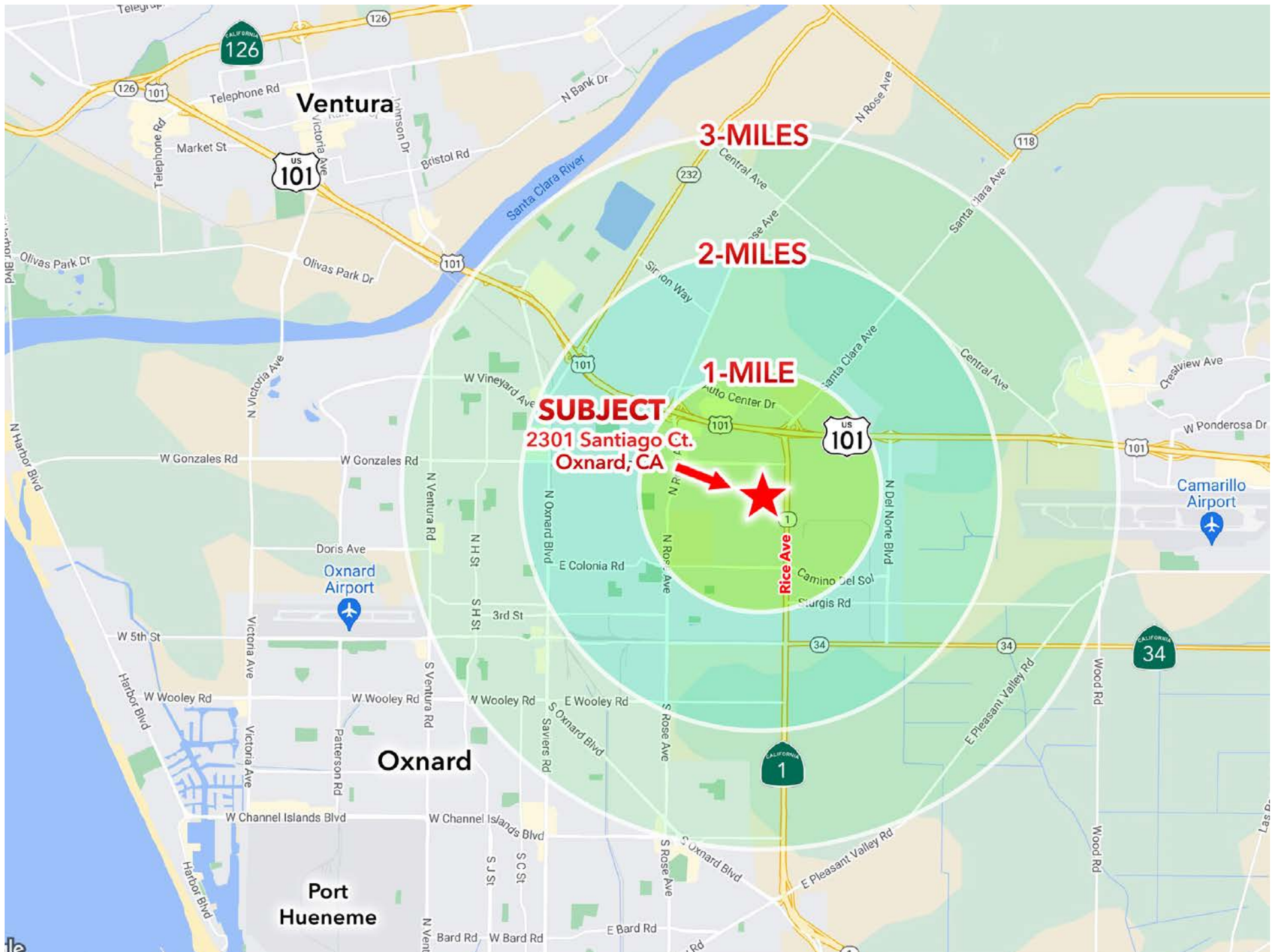
PROPERTY AERIAL



Santiago Court

Graves Avenue

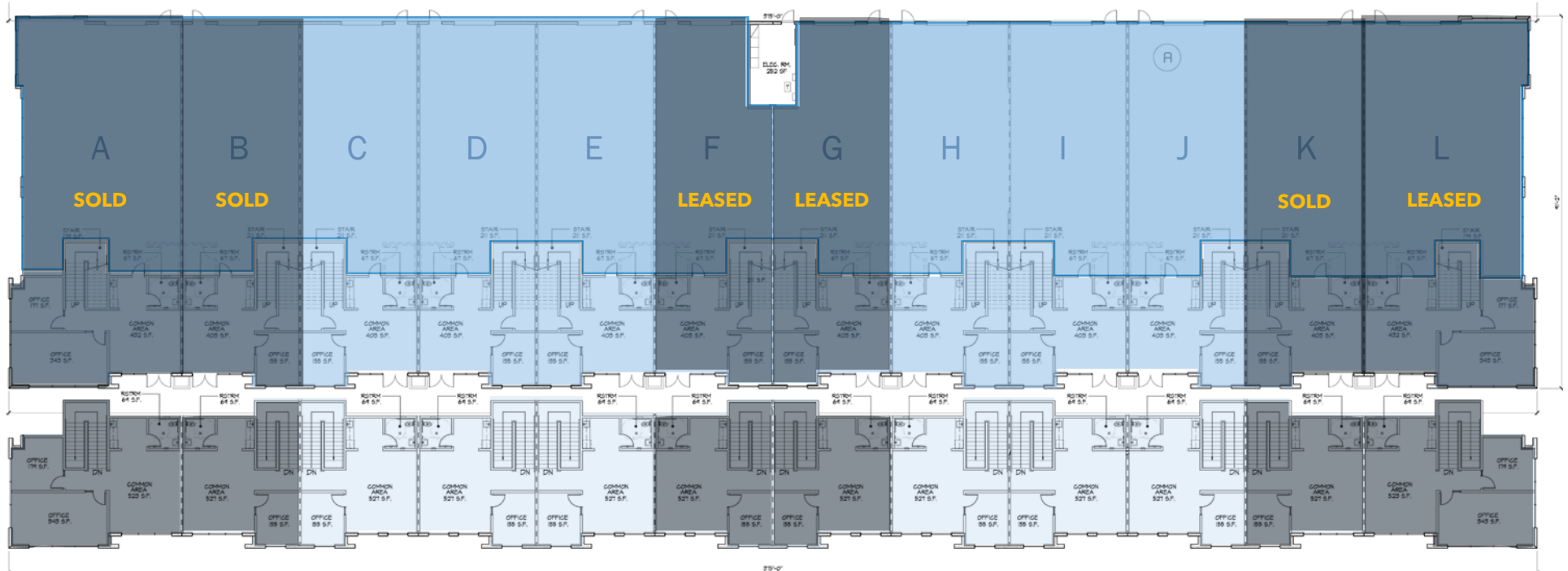
LOCATOR MAP



SPECS & PRICING | 1400 GRAVES AVENUE

UNIT	TOTAL SIZE (SF)	WAREHOUSE (SF)	1ST FLOOR OFFICE (SF)	OFFICE MEZZ (SF)	TOTAL OFFICE (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
A	4,746	2,418	1,215	1,113	2,328	\$1.45	SOLD	
B	3,284	1,717	816	751	1,567	\$1.45	SOLD	
C	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
D	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
E	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
F	3,151	1,591	809	751	1,560	\$1.45	LEASED	
G	3,151	1,591	809	751	1,560	\$1.45	LEASED	
H	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
I	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
J	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
K	3,284	1,717	816	751	1,567	\$1.45	SOLD	
L	4,708	2,418	1,177	1,113	2,290	\$1.45	LEASED	

EACH UNIT CONTAINS: ONE (1) GROUND LEVEL DOOR, 24 FT CLEARANCE HEIGHT, 2/1,000 PARKING, 200 AMPS



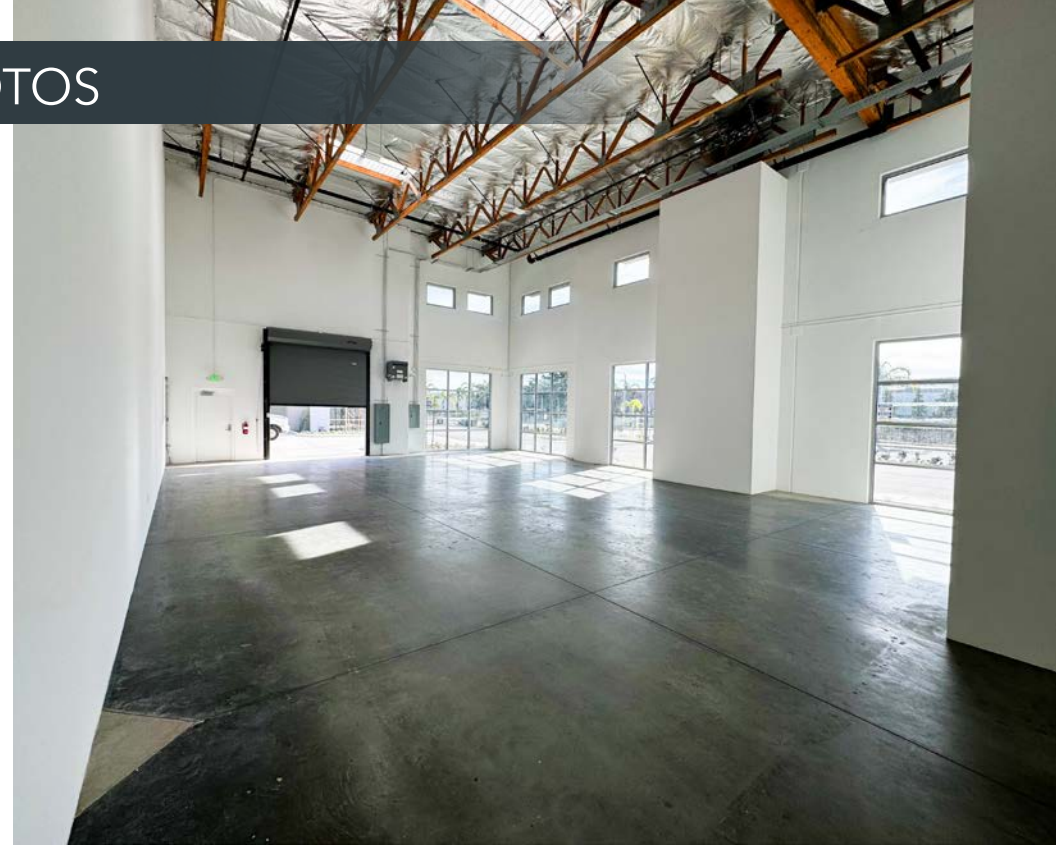
SPECS & PRICING | 2301 SANTIAGO COURT

UNIT	TOTAL SIZE (SF)	WAREHOUSE (SF)	1ST FLOOR OFFICE (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
A	3,400	2,826	574	\$1.45		SOLD
B	2,576	2,103	473	\$1.45		LEASED
C	2,576	2,103	473	\$1.45		SOLD
D	2,576	2,103	473	\$1.45		SOLD
E	2,576	2,103	473	\$1.45	\$395	\$1,017,520
F	2,442	1,969	473	\$1.45	\$395	\$964,590
G	2,442	1,969	473	\$1.45	\$395	\$964,590
H	2,576	2,103	473	\$1.45	\$395	\$1,017,520
I	2,576	2,103	473	\$1.45		SOLD
J	2,576	2,103	473	\$1.45		SOLD
K	2,576	2,103	473	\$1.45	\$395	\$1,017,520
L	3,361	2,787	574	\$1.45	\$395	\$1,327,595

EACH UNIT CONTAINS: ONE (1) GROUND LEVEL DOOR, 18 FT CLEARANCE HEIGHT, 2/1,000 PARKING, 200 AMPS



PHOTOS



Creating Wealth Through Ownership

Strategically located within Opportunity Zone!



BRETT SAUNDERS
Principal
818.581.7061
bsaunders@lee-re.com
DRE# 01991011

GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
DRE# 01483890

MICHAEL TINGUS
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
DRE# 01013724

Lee & Associates® LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
5707 Corsa Ave, Suite 200
Westlake Village, CA 91362
P: 818-223-4388 F: 818-591-1450
www.lee-associates.com



LEE & ASSOCIATES