

# CHANNEL ISLANDS BUSINESS PARK



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**INDUSTRIAL BUILDINGS AVAILABLE**

12,100 SF | 17,388 SF | 22,000 SF

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.



# PROPERTY OVERVIEW

CHANNEL ISLANDS BUSINESS PARK



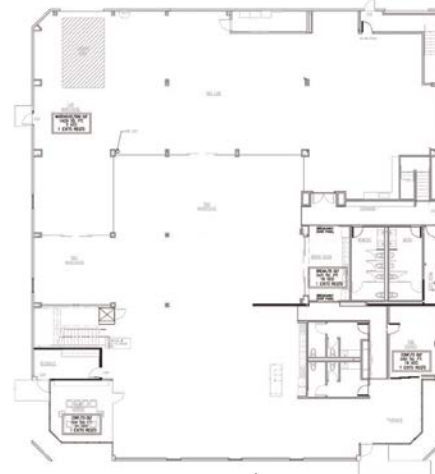
BUILDING	ADDRESS	BUILDING SIZE	LEASE RATE (PSF NNN)	OPEX (PSF)	MIN. CLEAR HEIGHT	GROUND LEVEL	DOCK HIGH	PARKING STALLS	POWER	PARCEL SIZE
2*	<b>1451 Vanguard Dr</b>	22,000	\$1.20	\$0.183	16 Feet	2 (12' x 14')	None	35	600a 277-480 3p	41,670
5	<b>1401 Vanguard Dr</b>	17,388	\$1.10	\$0.197	15 Feet	1 (12' x 14')	1	34	1200a 277-480 3p	37,820
6	<b>1341-1351 Vanguard Dr</b>	12,100	\$1.00	\$0.220	18 Feet	2 (12' x 14')	None	23	TBD	30,500

*\*also available for sale*

**LEASE RATE**  
**\$1.20 NNN**

**SALES PRICE**  
**TBD**

# 1451 VANGUARD DR. BUILDING 2



Main Floor



2nd Floor

## PROPERTY HIGHLIGHTS

- Tremendous Improvements
- Ideal for R&D / Lab Use
- Corner Lot

## BUILDING SPECIFICATIONS

SIZE	22,000 SF	CLEAR HEIGHT	16'
PARCEL	41,670 SF	GROUND LEVEL	2 (12' x 14')
APN	220-0-295-265	PARKING	35 Stalls
ZONING	MLPD	POWER	600A   277-480 3P
YEAR BUILT	1988		



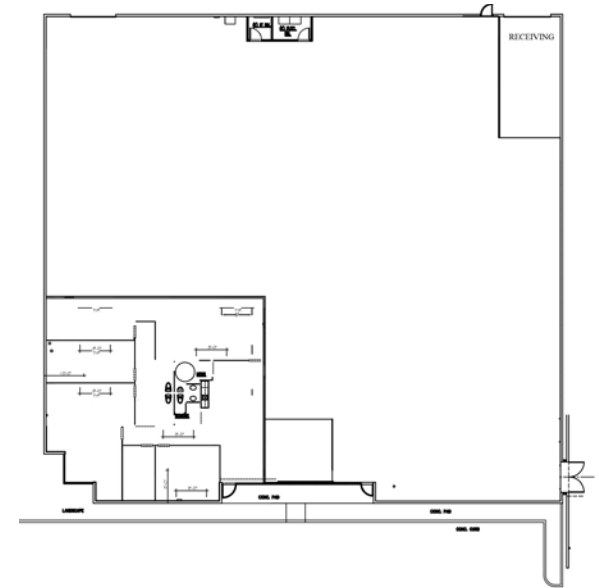
**1451 VANGUARD DR.**  
**BUILDING 2 PHOTOS**





**LEASE RATE**  
**\$1.10 PSF NNN**

# 1401 VANGUARD DR. BUILDING 5



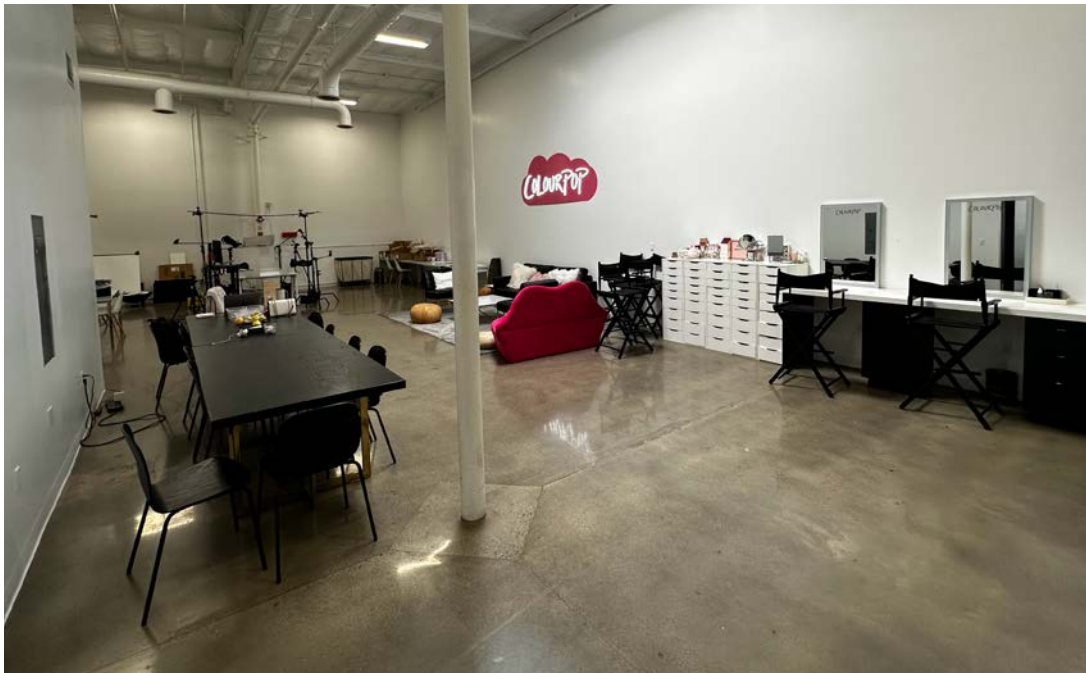
## PROPERTY HIGHLIGHTS

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

## BUILDING SPECIFICATIONS

SIZE	17,388 SF	CLEAR HEIGHT	15'
PARCEL	37,280 SF	GROUND LEVEL	1 (12' x 14')
APN	220-0-295-255	DOCK HIGH	1 (12' x 14')
ZONING	MLPD	PARKING	34 Stalls
YEAR BUILT	1989	POWER	1200A   277-480 3P

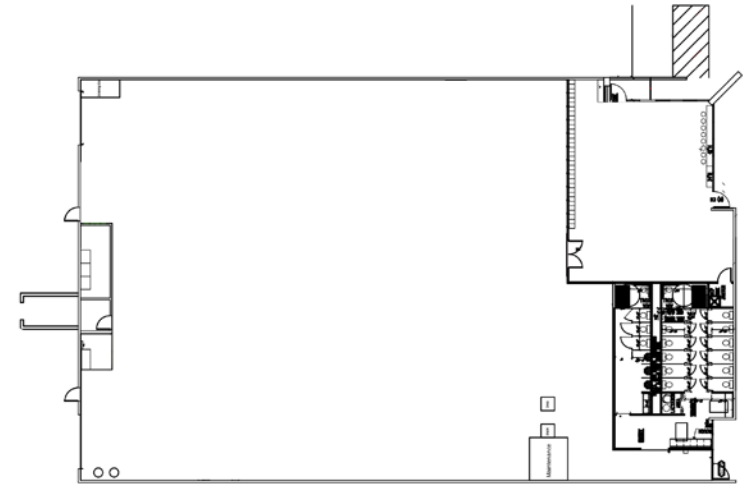
1401 VANGUARD DR.  
**BUILDING 5 PHOTOS**





**LEASE RATE**  
**\$1.00 PSF NNN**

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



## PROPERTY HIGHLIGHTS

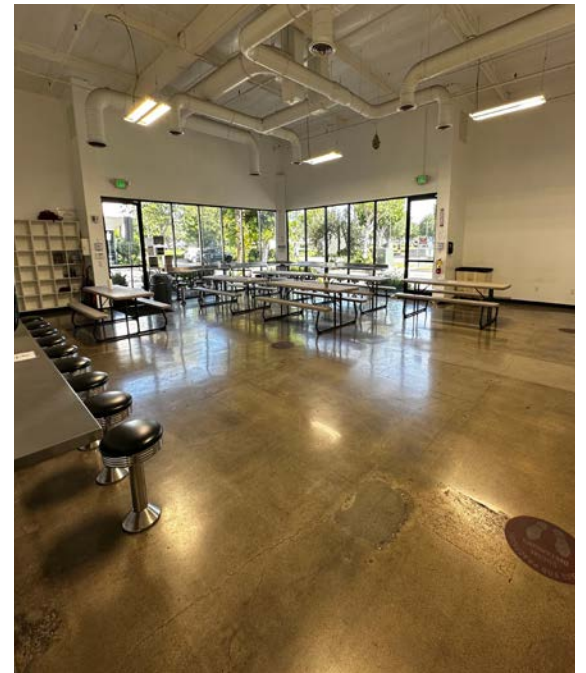
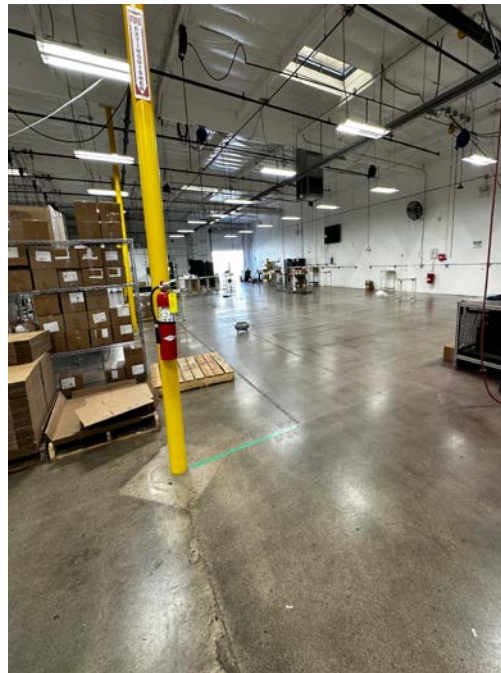
- Compressed Air
- Warehouse Racking Can Remain

## BUILDING SPECIFICATIONS

SIZE	12,100 SF	CLEAR HEIGHT	18'
PARCEL	30,500 SF	GROUND LEVEL	2 (12' x 14')
APN	220-0-295-245	PARKING	23 Stalls
ZONING	MLPD	POWER	TBD
YEAR BUILT	1988		



# 1341-1351 VANGUARD DR. BUILDING 6 PHOTOS





# AMENITIES MAP





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## CONTACT US.

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