

**NEW CONSTRUCTION!**

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



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DRE# 01991011

GRANT FULKERSON, SIOR  
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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.





# SANTIAGO BUSINESS PARK



RICE AVE / PACIFIC COAST HWY

SAKIOKA DRIVE

MAULHARDT AVE

SANTIAGO COURT

SOLD

LEASED

SOLD

SOLD

LEASED

SOLD

SOLD

SOLD

SOLD

LEASED

LEASED

LEASED

SOLD

LEASED

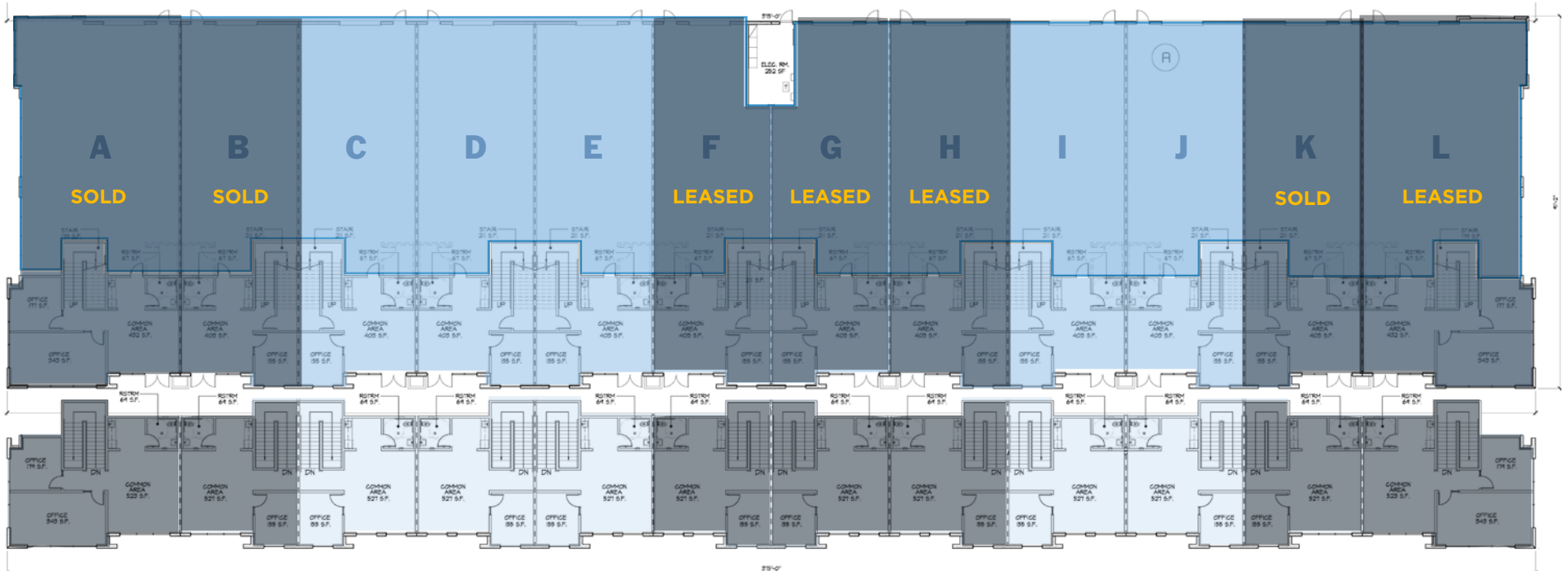
GRAVES AVE



# 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
<b>A</b>	<b>4,746</b>							<b>SOLD</b>
<b>B</b>	<b>3,284</b>							<b>SOLD</b>
<b>C</b>	<b>3,284</b>	<b>1,717</b>	<b>816</b>	<b>751</b>	<b>1,567</b>	<b>\$1.45</b>	<b>\$360</b>	<b>\$1,182,240</b>
<b>D</b>	<b>3,284</b>	<b>1,717</b>	<b>816</b>	<b>751</b>	<b>1,567</b>	<b>\$1.45</b>	<b>\$360</b>	<b>\$1,182,240</b>
<b>E</b>	<b>3,284</b>	<b>1,717</b>	<b>816</b>	<b>751</b>	<b>1,567</b>	<b>\$1.45</b>	<b>\$360</b>	<b>\$1,182,240</b>
<b>F</b>	<b>3,151</b>							<b>LEASED</b>
<b>G</b>	<b>3,151</b>							<b>LEASED</b>
<b>H</b>	<b>3,284</b>							<b>LEASED</b>
<b>I</b>	<b>3,284</b>	<b>1,717</b>	<b>816</b>	<b>751</b>	<b>1,567</b>	<b>\$1.45</b>	<b>\$360</b>	<b>\$1,182,240</b>
<b>J</b>	<b>3,284</b>	<b>1,717</b>	<b>816</b>	<b>751</b>	<b>1,567</b>	<b>\$1.45</b>	<b>\$360</b>	<b>\$1,182,240</b>
<b>K</b>	<b>3,284</b>							<b>SOLD</b>
<b>L</b>	<b>4,708</b>							<b>LEASED</b>

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



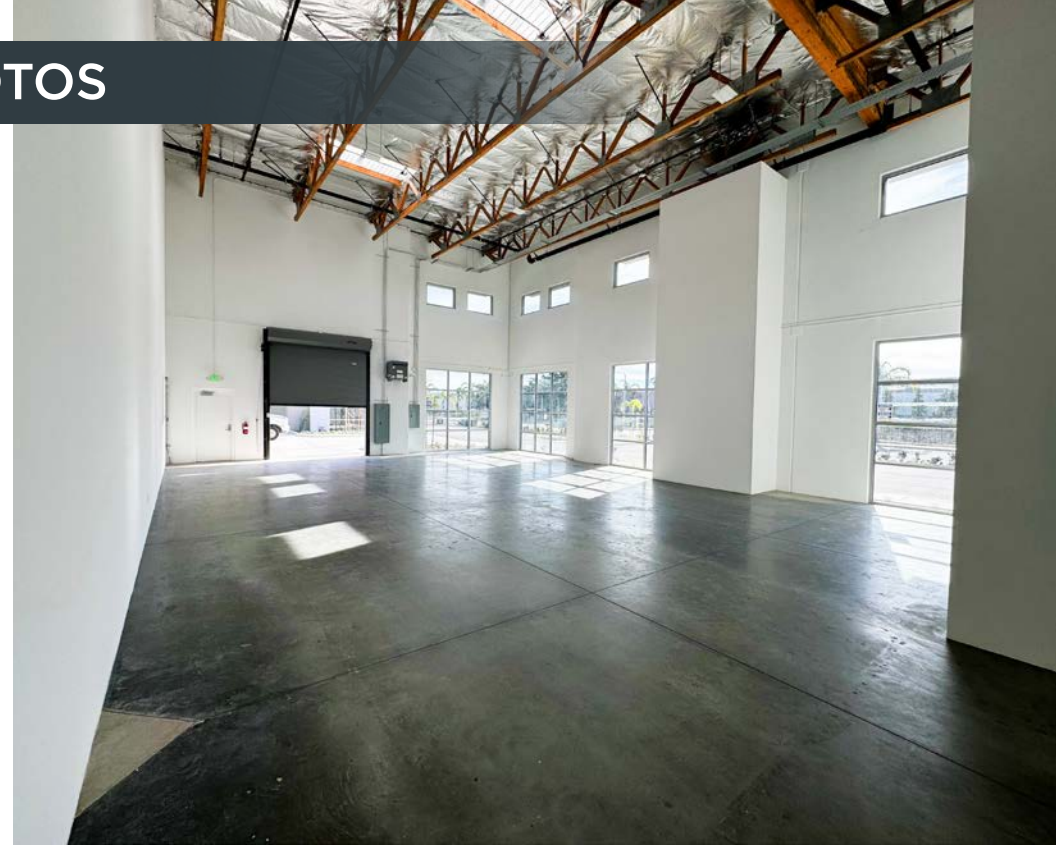
# SPECS & PRICING | 2301 SANTIAGO COURT

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

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



# PHOTOS



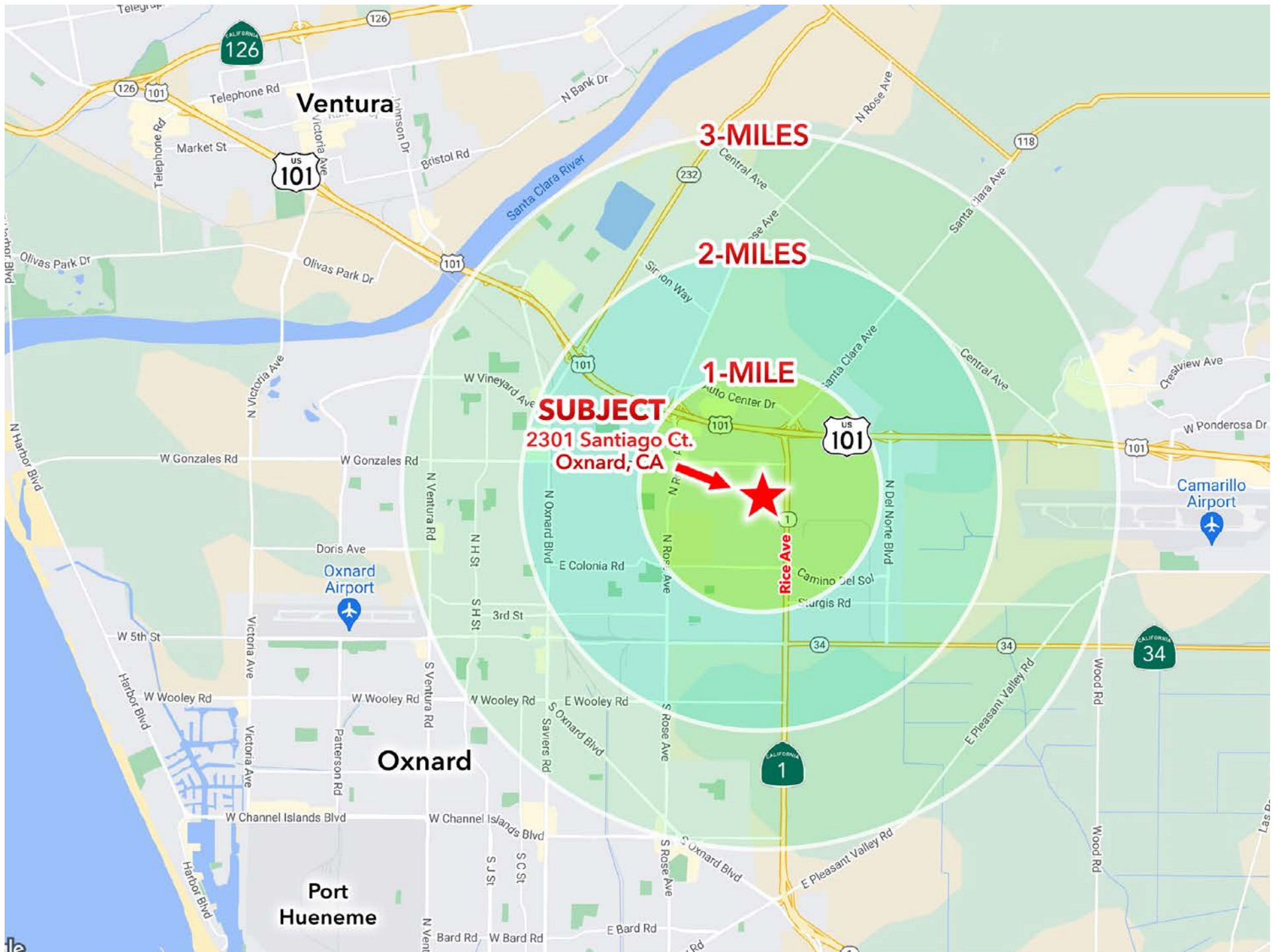


- **NEW INDUSTRIAL DEVELOPMENT**
- **WITHIN THE OPPORTUNITY ZONE (TAX DEFERMENT)**
- **IMPRESSIVE CLEARANCE HEIGHTS**
- **10% DOWN PAYMENT FOR SBA FINANCING**
- **ENERGY EFFICIENT PROJECT MEETING CURRENT CODE REQUIREMENTS**





# LOCATOR MAP





# Creating Wealth Through Ownership

## Strategically located within Opportunity Zone!



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LEE & ASSOCIATES