

2065-2085

SPERRY AVENUE



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FOR LEASE - INDUSTRIAL UNITS

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



SPECS & PRICING

2065-2085 SPERRY AVE.,
VENTURA, CALIFORNIA

PROPERTY HIGHLIGHTS

CLEAR HEIGHT: 12'

PARKING STALLS: 2/1,000 SF

ZONING: MPD

POWER: CALL BROKER FOR DETAILS

CLOSE TO 101 HIGHWAY

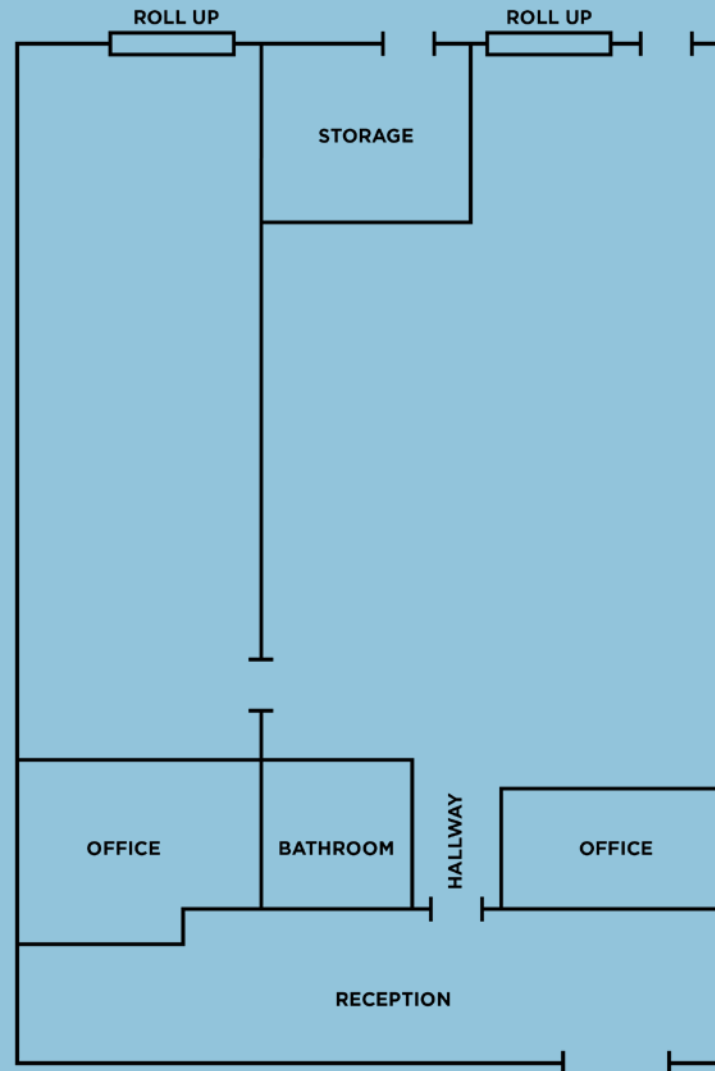
**GREAT LOCATION TO SERVE
VENTURA SUBMARKET**

ADDRESS	UNIT	TOTAL SIZE	OFFICE SIZE	GL DOORS	LEASE RATE
2065	H	±4,300 SF	±1,221 SF	2	\$1.35 PSF GROSS
2085	A	±2,180 SF	TBD	1	\$1.40 PSF GROSS
2085	B	±8,840 SF	TBD	3	\$1.30 PSF GROSS
2085	C	±1,853 SF	TBD	1	\$1.40 PSF GROSS
2085	A/B	±11,020 SF	TBD	4	\$1.30 PSF GROSS
2085	A/B/C	±12,873 SF	TBD	5	\$1.30 PSF GROSS
*2065/2085	A/B/C/H	±17,173 SF	TBD	7	\$1.25 PSF GROSS

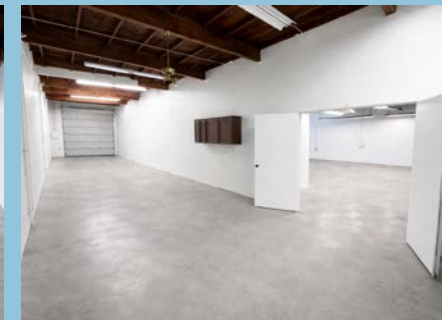
**Units A-H are in separate buildings but can be delivered together non-contiguous. Call broker for details.*



SPERRY AVENUE
2065
FLOOR PLAN
±4,300 RSF



*Not To Scale



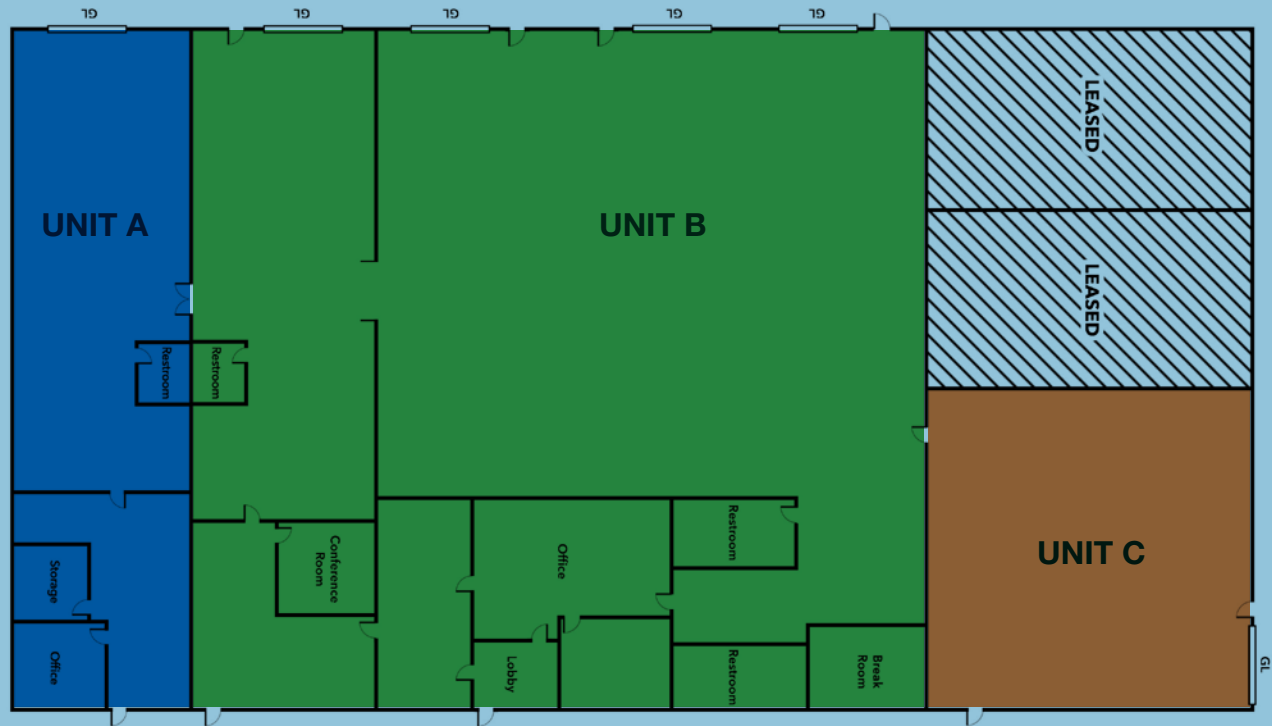
A B C

SPERRY AVENUE

2085

FLOOR PLAN

±12,873 RSF



SPERRY AVE

*Not To Scale

PROPERTY AERIAL



2085 SPERRY AVE
VENTURA, CALIFORNIA

2065 SPERRY AVE
VENTURA, CALIFORNIA

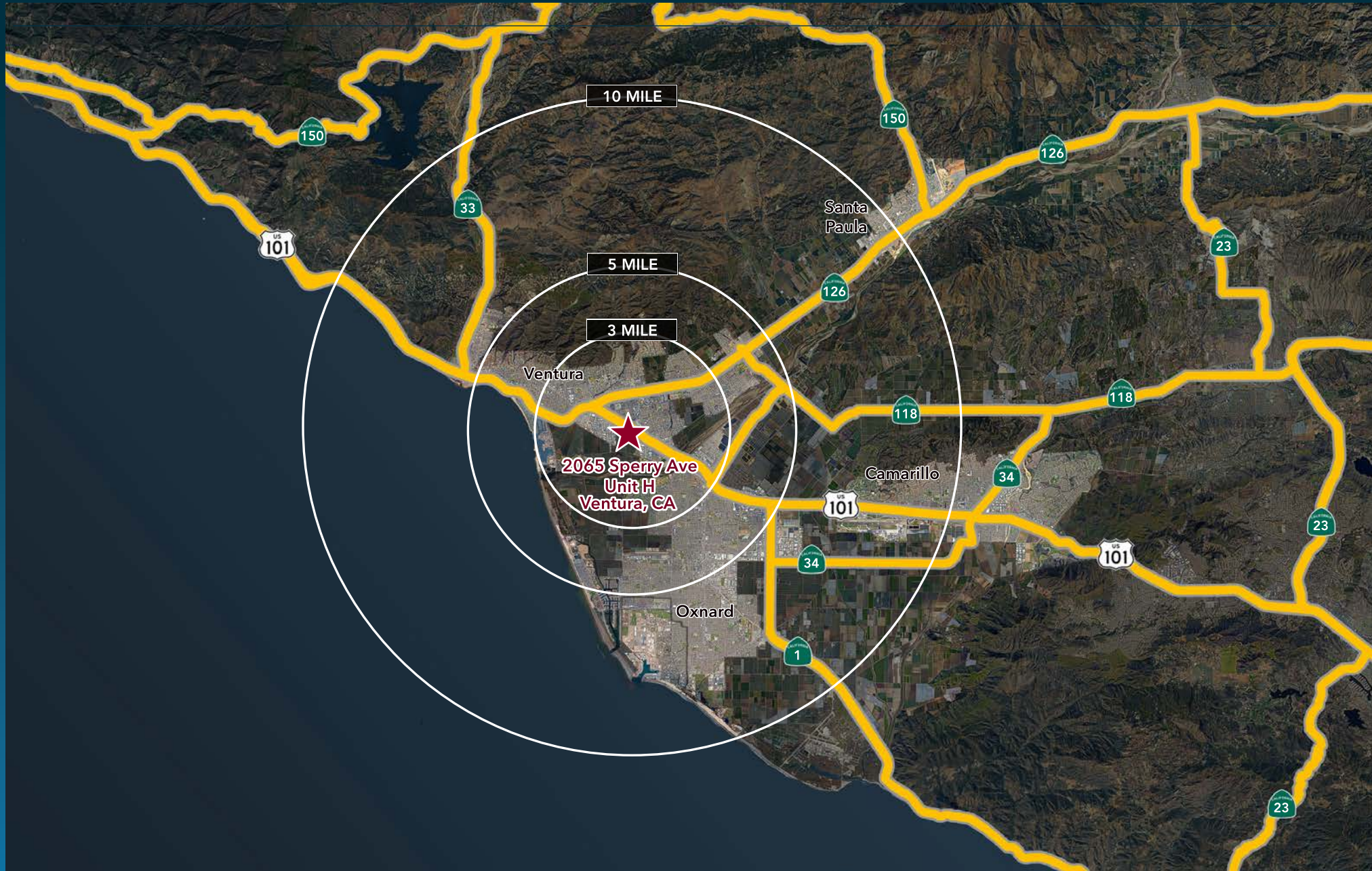
SPERRY AVE

VALENTINE RD



VENTURA FWY/US-101

LOCATOR MAP



AMENITIES AERIAL



SPERRY AVENUE

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