

2889 BUNSEN COURT

FOR SALE OR LEASE

VENTURA, CA 93003

**INDUSTRIAL UNITS
UNDER NEW OWNERSHIP**



GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
DRE# 01483890

BRETT SAUNDERS

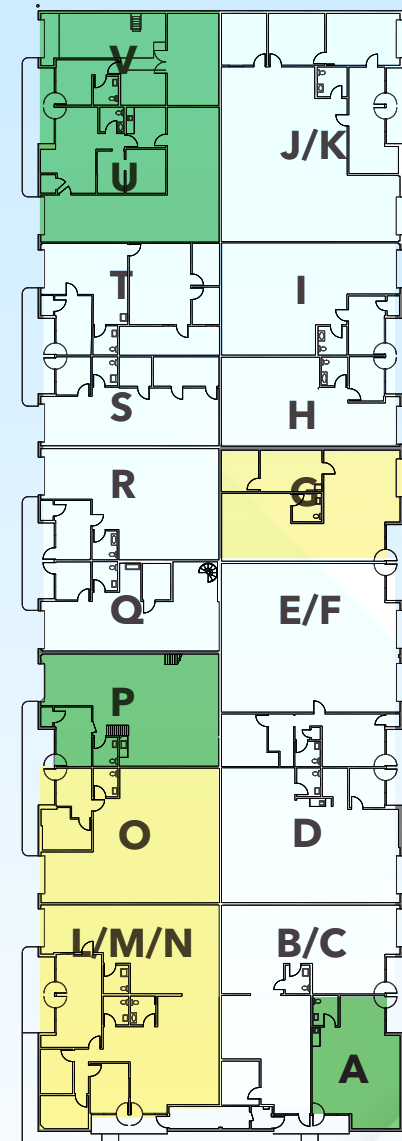
Principal
818.581.7061
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRICING AND SPECS

UNIT	SIZE (SF)	LEASE RATE (PSF NNN)	SALE PRICE
B/C	1,932	\$1.40	\$705,158
D	1,739	\$1.40	\$634,735
E/F	2,614	\$1.40	\$954,110
G	1,457	\$1.40	\$531,819
H	1,174	\$1.40	\$428,400
I	1,448	\$1.40	\$528,520
L/M/N	2,799	\$1.45	\$1,049,625
O	1,741	\$1.40	\$635,465
P	1,459	\$1.40	\$532,629
Q	1,162	\$1.40	\$423,951
R	1,444	\$1.40	\$527,191
S	1,162	\$1.40	\$423,951



Creating Wealth Through Ownership

SBA Financing with 10% Down Payment

= AVAILABLE
 = SOLD/LEASED
 = COMING SOON

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Attractive & Flexible Deal Structure
 - ▶ Short-Term Leases
 - ▶ Lease w/ Purchase Option
 - ▶ Lease to Own
 - ▶ 10% Down with SBA Financing
- Project Renovations in Progress
- Expansion Capabilities
- Rare Purchase Opportunity
- Close Proximity to Highway 101



PROJECT & UNIT RENOVATIONS IN PROGRESS



GROUND LEVEL
LOADING



2/1,000 PARKING



RENOVATIONS
UNDERWAY



RARE PURCHASE
OPPORTUNITY



14' CLEAR
HEIGHT



200 AMPS/ UNIT



PROFESSIONALLY
MANAGED



SHORT - TERM
LEASES AVAILABLE





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