

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*	1451 Vanguard Dr	22,000	\$1.20	\$0.183	16 Feet	2 (12' x 14')	None	35	600a 277-480 3p	41,670
5	1401 Vanguard Dr	17,388	\$1.10	\$0.197	15 Feet	1 (12' x 14')	1	34	1200a 277-480 3p	37,820
6	1341-1351 Vanguard Dr	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

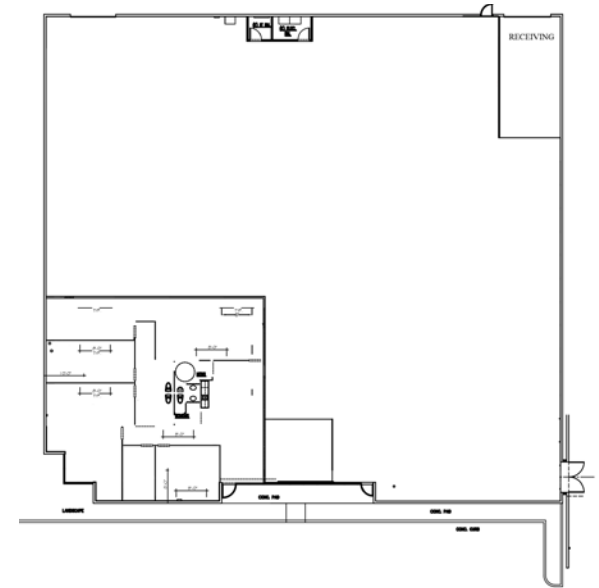
SIZE	22,000 SF	CLEAR HEIGHT	16'
PARCEL	41,670 SF	GROUND LEVEL	2 (12' x 14')
APN	220-0-295-265	PARKING	35 Stalls
ZONING	MLPD	POWER	600A 277-480 3P
YEAR BUILT	1988		

**1451 VANGUARD DR.
BUILDING 2 PHOTOS**



LEASE RATE
\$1.10 PSF NNN

1401 VANGUARD DR. BUILDING 5



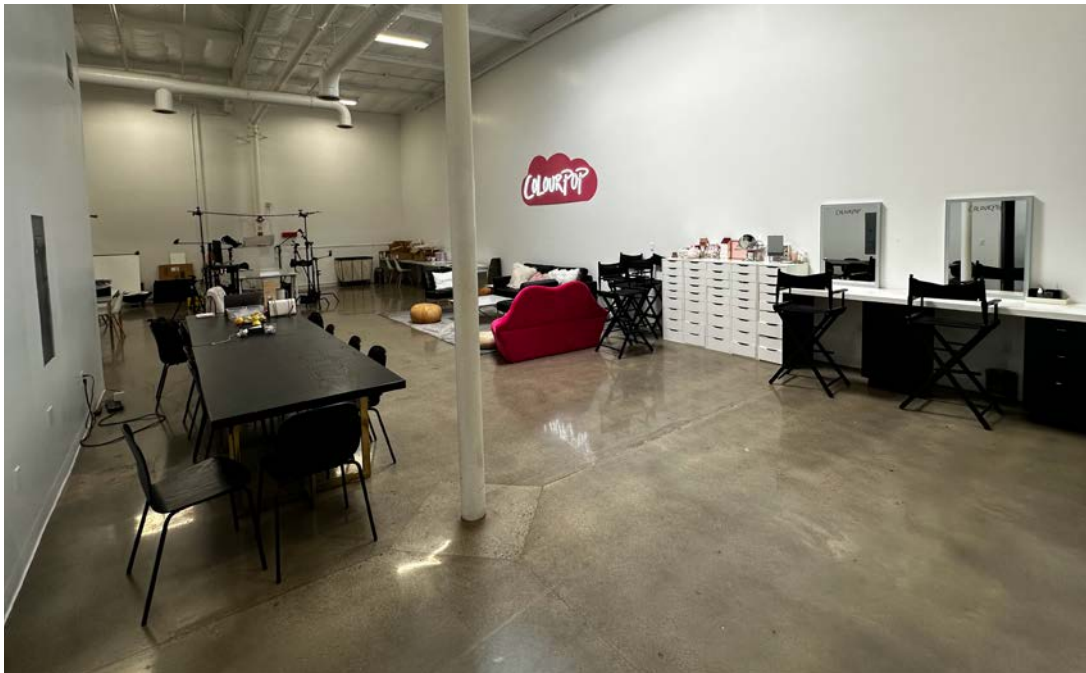
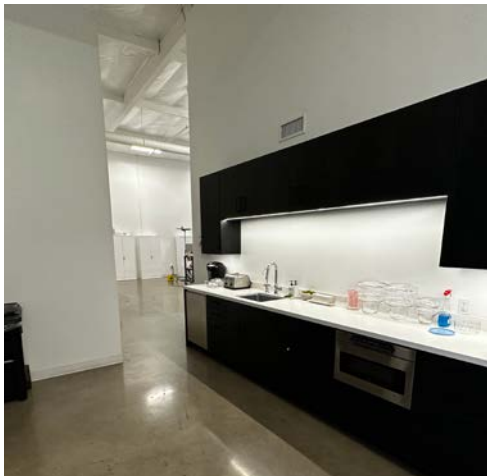
PROPERTY HIGHLIGHTS

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

BUILDING SPECIFICATIONS

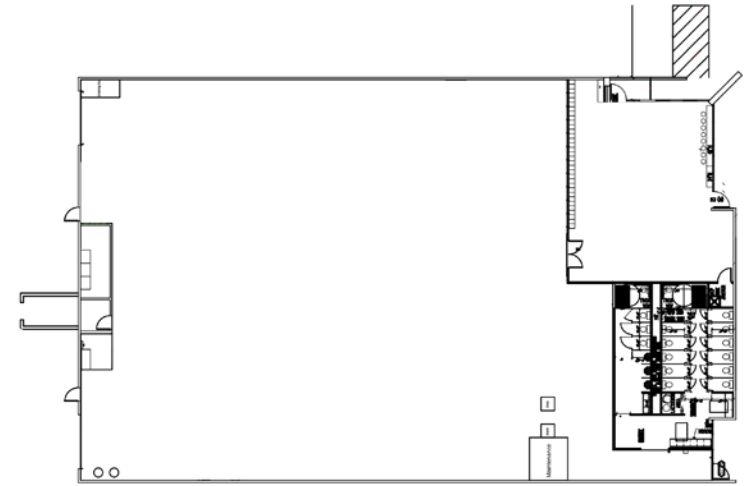
SIZE	17,388 SF	CLEAR HEIGHT	15'
PARCEL	37,280 SF	GROUND LEVEL	1 (12' x 14')
APN	220-0-295-255	DOCK HIGH	1 (12' x 14')
ZONING	MLPD	PARKING	34 Stalls
YEAR BUILT	1989	POWER	1200A 277-480 3P

1401 VANGUARD DR.
BUILDING 5 PHOTOS



LEASE RATE
\$1.00 PSF NNN

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



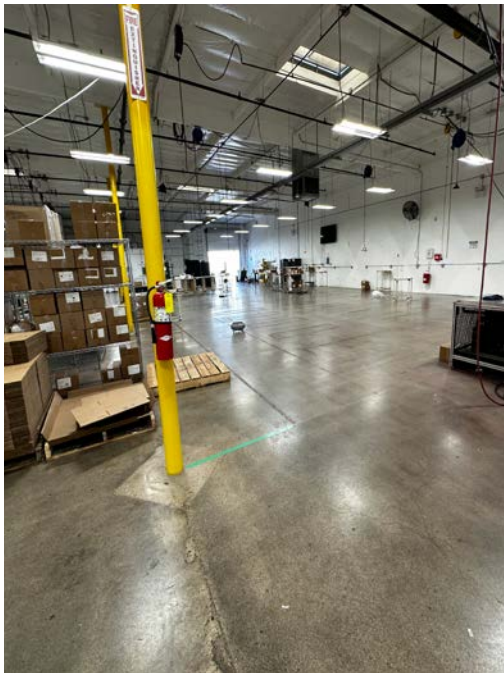
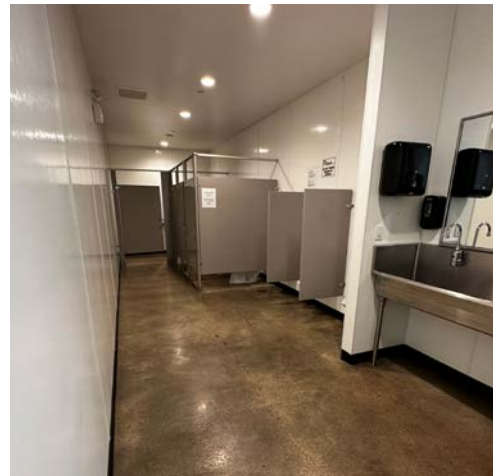
PROPERTY HIGHLIGHTS

- 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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