

NEW CONSTRUCTION!

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



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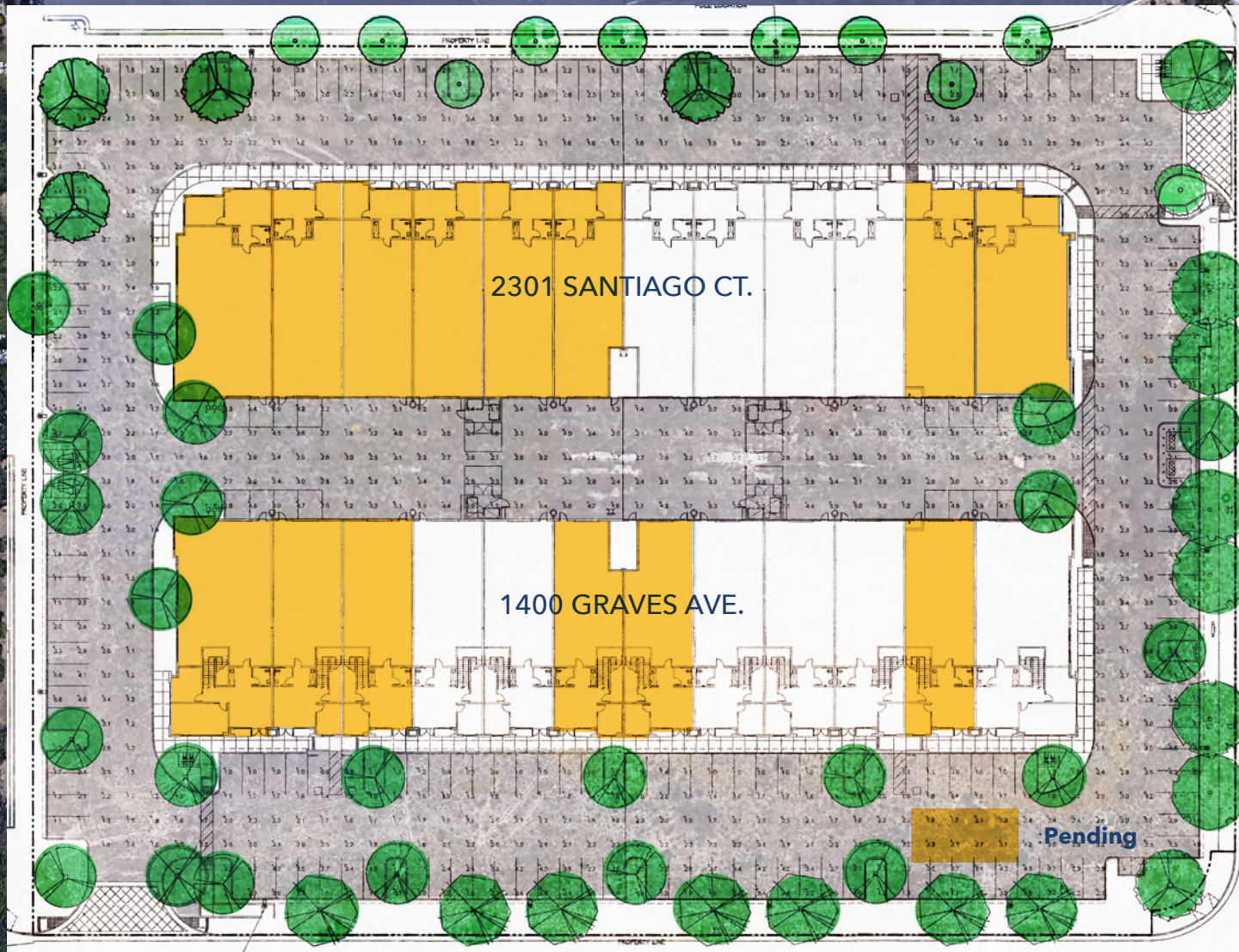


LEE & ASSOCIATES

- **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**



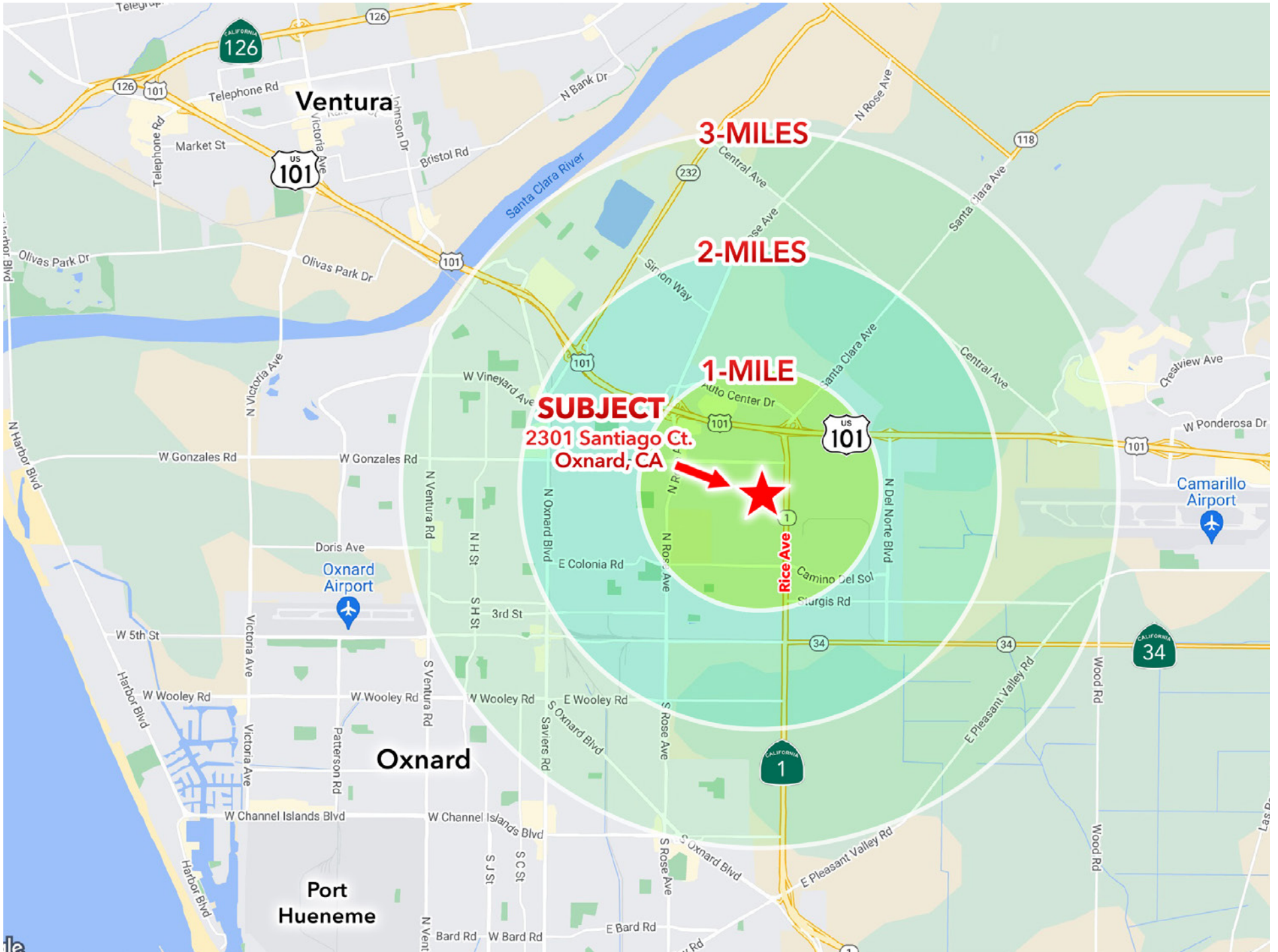
PROPERTY AERIAL



Santiago Court

Graves Avenue

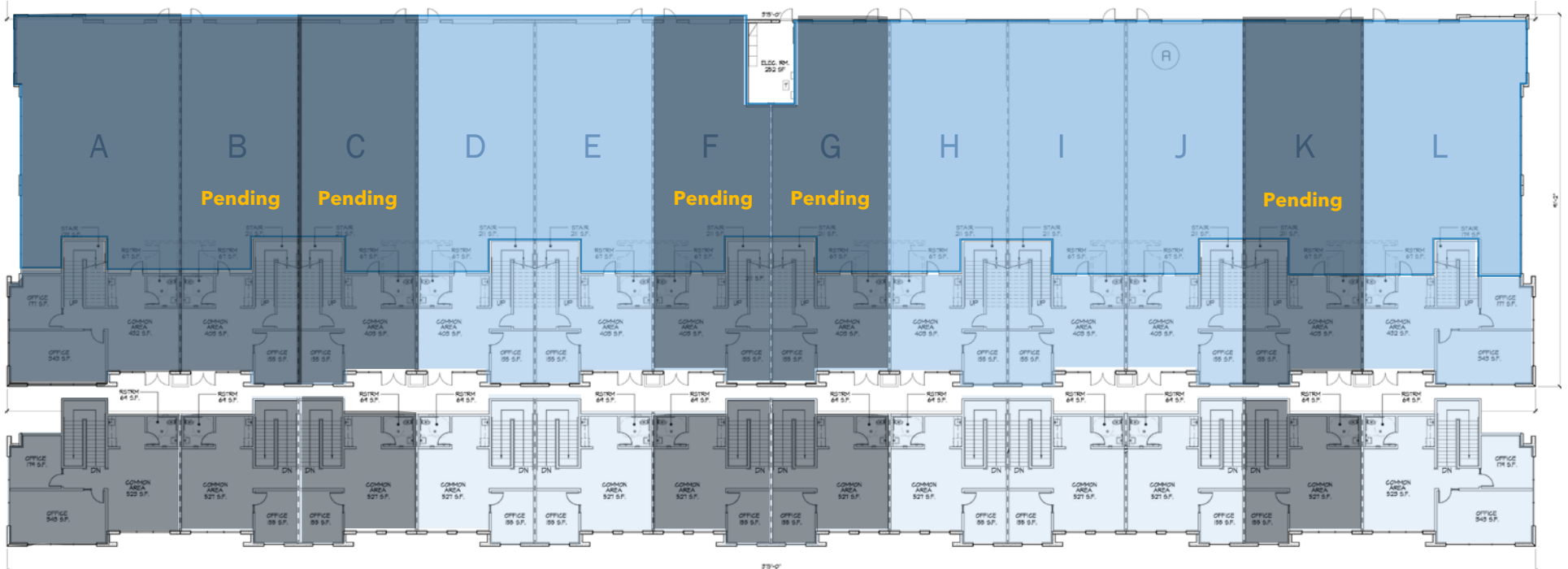
LOCATOR MAP



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
A	4,746	2,418	1,215	1,113	2,328	\$1.45	Pending	
B	3,284	1,717	816	751	1,567	\$1.45	Pending	
C	3,284	1,717	816	751	1,567	\$1.45	Pending	
D	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
E	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
F	3,151	1,591	809	751	1,560	\$1.45	Pending	
G	3,151	1,591	809	751	1,560	\$1.45	Pending	
H	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
I	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
J	3,284	1,717	816	751	1,567	\$1.45	\$360	\$1,182,240
K	3,284	1,717	816	751	1,567	\$1.45	Pending	
L	4,708	2,418	1,177	1,113	2,290	\$1.45	\$370	\$1,741,960

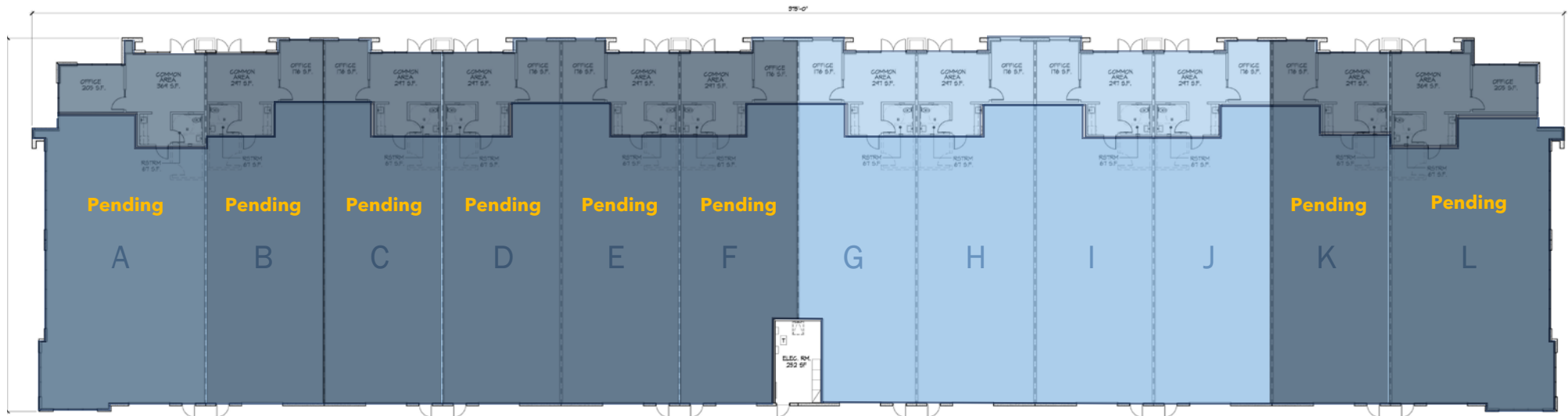
EACH UNIT CONTAINS: ONE (1) GROUND LEVEL DOOR, 24 FT CLEARANCE HEIGHT, 2/1,000 PARKING, 200 AMPS



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
A	3,400	2,826	574	\$1.55	Pending	
B	2,576	2,103	473	\$1.55	Pending	
C	2,576	2,103	473	\$1.55	Pending	
D	2,576	2,103	473	\$1.55	Pending	
E	2,576	2,103	473	\$1.55	Pending	
F	2,442	1,969	473	\$1.55	Pending	
G	2,442	1,969	473	\$1.55	\$395	\$964,590
H	2,576	2,103	473	\$1.55	\$395	\$1,017,520
I	2,576	2,103	473	\$1.55	\$395	\$1,017,520
J	2,576	2,103	473	\$1.55	\$395	\$1,017,520
K	2,576	2,103	473	\$1.55	Pending	
L	3,361	2,787	574	\$1.55	Pending	

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



PROGRESS PHOTOS | JANUARY 2024



Creating Wealth Through Ownership

Strategically located within Opportunity Zone!



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