

2075 KNOLL DR.,
Ventura, California

**INDUSTRIAL
FENCED/PAVED YARD
FOR LEASE**



BRETT SAUNDERS

PRINCIPAL

818.581.7061

BSAUNDERS@LEE-RE.COM

WWW.SAUNDERS-RE.COM

DRE# 01991011

GRANT FULKERSON, SIOR

PRINCIPAL

818.304.4956

GFULKERSON@LEE-RE.COM

WWW.FULKERSON-RE.COM

DRE# 01483890

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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. Pictures have been modified by AI.

PROPERTY OVERVIEW

PROPERTY INFORMATION

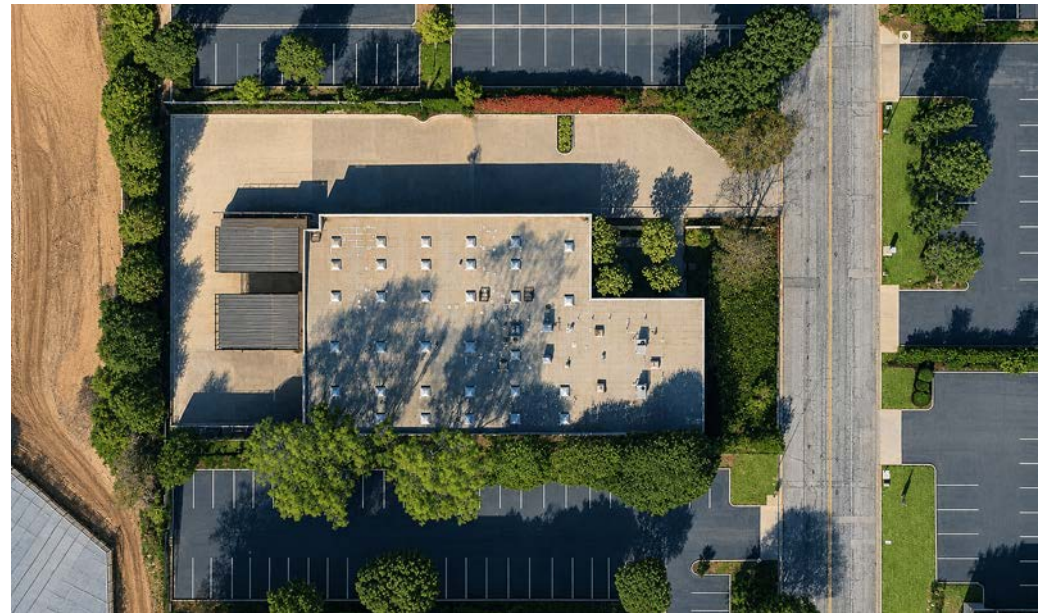
ADDRESS	2075 Knoll Dr., Ventura, CA 93003
BUILDING SIZE	15,519 SF
LAND SIZE	44,431 SF
ZONING	MPD
CLEAR HEIGHT	16 Feet
POWER	800A 480V 3P 4W
LOADING	Four (4) Ground Level
PARKING	49 Stalls (3 / 1,000)
LEASE RATE	\$1.30 PSF NNN
OPEX	\$0.28 PSF

44,431 SF
YARD

16 FEET
CLEAR HEIGHT

\$1.30 PSF
LEASE RATE

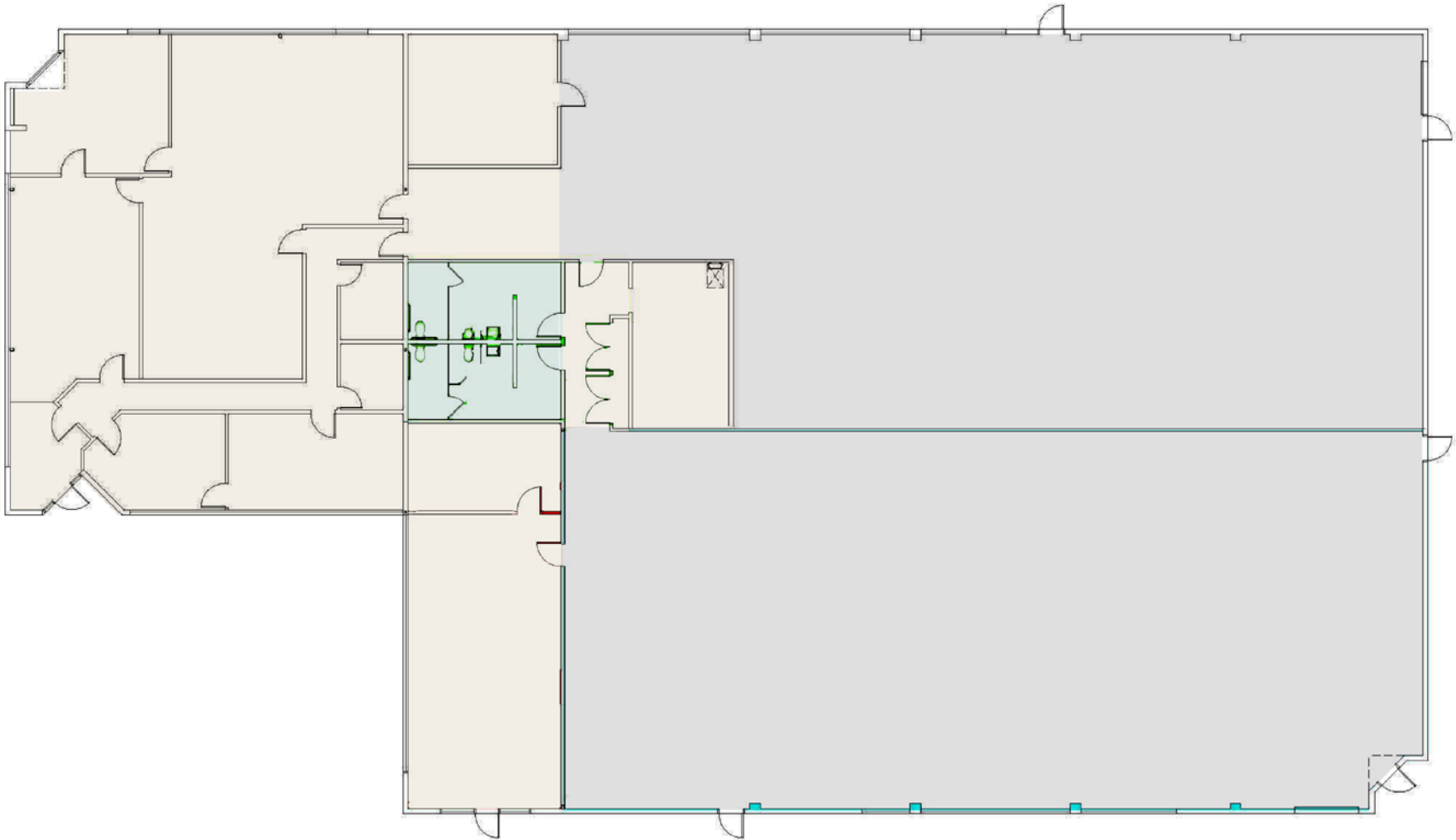
±\$0.28 PSF
OPEX



LA North/Ventura, Inc. - Lee & Associates®

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. Pictures have been modified by AI.

FLOOR PLAN



FLOOR PLANS ARE NOT TO SCALE OR REFLECT ALL, EXISTING, IMPROVEMENTS.

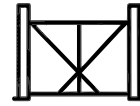




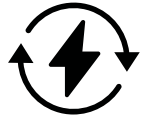
**EXCEPTIONAL
LOADING**



**ABUNDANT
PARKING**



**PAVED/FENCED
YARD**



**HEAVY
POWER**



LOCATOR MAP



AMENITIES MAP



★ macy's TARGET

JCPenney TRADER JOE'S LOWE'S

BARNES & NOBLE BOOKSELLERS KOHL'S expect great things Michaels Where Creativity Happens SPROUTS FARMERS MARKET

Famous Footwear STONE FIRE GRILL Vitamin Shoppe HUMMUS REPUBLIC PET SMART

EUROPEAN GOLF CENTER Sharky's Game Stop Urbane Cafe five BELOW SEPHORA

HARBOR FREIGHT TOOLS VONS JOEY'S MEX COSMO PROF AAA WELLS FARGO STARBUCKS COFFEE

citibank Mechanics Bank Patti's Coffee & Tea CHIPOTLE Luna Grill

BANK OF AMERICA Little Caesars Fantastic Sams HAIR SALONS

Wendy's presto parts BR Digital Technology FIRST BANK PAPA JOHN'S NOAH'S

COUNTY OF VENTURA GOVERNMENT CENTER

Ralphs CVS pharmacy PANDA EXPRESS

LA FITNESS O.O. HAWAIIAN O.O.O.

crumbl cookies SUMO JAMES TEGARE Robeks

JJ Pollo loco STARBUCKS COFFEE CAVA

SUPERCUTS

TARGET BIG 5 SPORTING GOODS HomeGoods

LASSENS CVS pharmacy BIG BRAND Advance Auto Parts

eyeglass factory Reid's Appliances TOPPERS Eggs n Things

cricket CLUB PILATES FASTSIGNS SportClips

McDonald's MIDAS FIREHOUSE SUBS DECKERS BRANDS

Office DEPOT ROSS DISCOUNT STORES PETCO Orangetheory FITNESS Onix

AVIS FedEx O'Reilly SALLY

ALDI FIT BODY BOOT CAMP DELTACO SUPERCUTS HONEYBAKED

Burlington WinCo FOODS

CHUCK & CHEESE'S the Habit BURGER GRILL DOLLAR TREE

Montecito Bank & Trust Arby's Chick-fil-A

ULTA Beauty Crab Sptce

STARBUCKS COFFEE WaBa Grill UPS

ORIGINAL Tommy's ARCO ampm

Walmart TRADER JOE'S STARBUCKS COFFEE

Carla Jr. IHOP CHASE

Jack in the box

**2075 KNOLL DR.,
VENTURA, CA 93003**

BRETT SAUNDERS GRANT FULKERSON, SIOR

PRINCIPAL

818.581.7061

BSAUNDERS@LEE-RE.COM

WWW.SAUNDERS-RE.COM

DRE# 01991011

PRINCIPAL

818.304.4956

GFULKERSON@LEE-RE.COM

WWW.FULKERSON-RE.COM

DRE #01483890



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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. Pictures have been modified by AI.