

AVAILABLE ±68,650 SF / DIVISIBLE TO ±34,325 SF

# 500 N. ELEVAR ST. | OXNARD | CA

STATE OF THE ART INDUSTRIAL DISTRIBUTION BUILDING



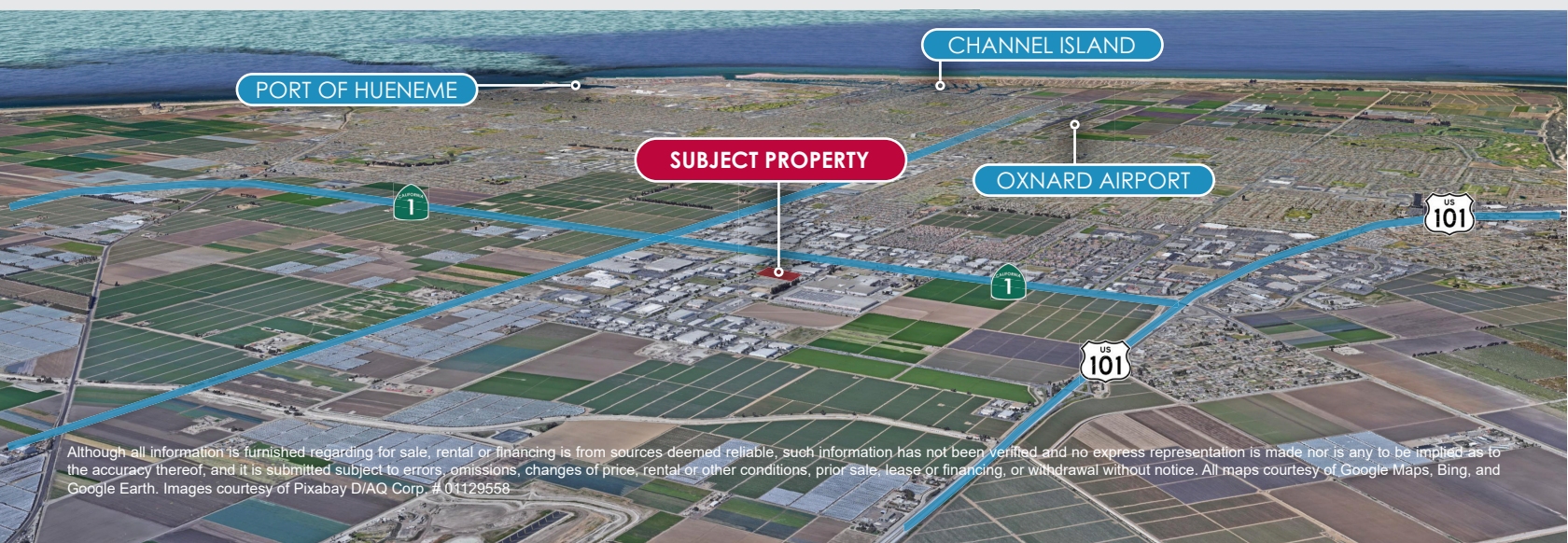
**WALLS ARE TILTED | ESTIMATED COMPLETION: JAN - FEB 2022**

### PROPERTY FEATURES:

- ±68,650 SF Building Size/  
3.83 Acres
- ±1,400 SF Office Size
- ±2,794 SF Storage Mezzanine
- Divisible to approx. ±34,325 SF
- 30' Minimum Clear Height
- 8 Dock Doors (9'w x 10'h)
- 2 Dock Ramps Doors (12'w x 14'h)
- Additional Office TBD
- ESFR Building Sprinkler System
- 1,200 Amps, 480 Volt, 3 Phase Power
- Secure Truck Court-Truck Parking
- Close to 101 Freeway
- McInnes Ranch Business Park

### IDEAL USES:

- ZONING: M-1-PO
- WAREHOUSE/DISTRIBUTION/  
MANUFACTURING
- AGRICULTURAL RELATED USES
- COLD STORAGE
- FOOD PROCESSING
- LIGHT ASSEMBLY
- HIGH PILE MATERIAL STORAGE



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# CHANNEL ISLAND & PORT HUENEME

**CHANNEL ISLAND** park consists of 249,354 acres, half of which are under the ocean, and is home to a wide variety of nationally and internationally significant natural and cultural resources. The park provides truly unique opportunities for visitors to experience California's natural beauty beneath the sea.

Channel Islands was designated a U.S. National Monument in 1938, and then a Biosphere Reserve in 1976. Established as Channel Islands National Park in 1980, this park includes a marine sanctuary that protects six nautical miles of water around the park itself.

Seafaring fans can find almost anything nautical to enjoy here: from stunning beaches to unparalleled diving experiences to boating between the islands. Landlovers can find spectacular hiking opportunities on all six islands, and one established campground on each of the islands. History buffs can get their fix learning about the park's almost 13,000 years of human history.

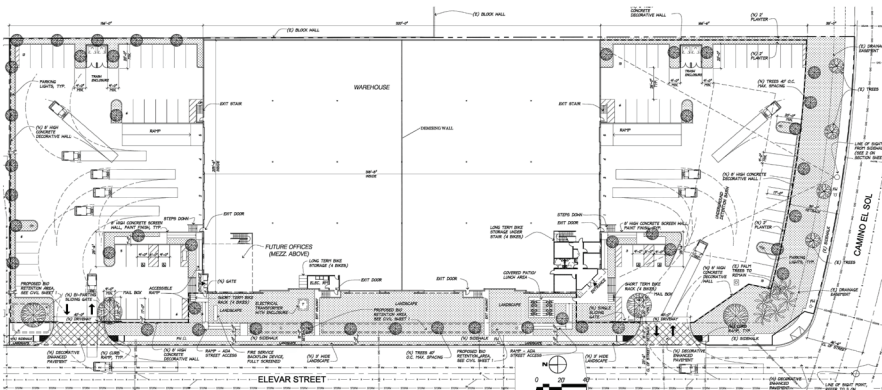
**THE PORT OF HUENEME** is owned and operated by The Oxnard Harbor District, created in 1937, as an independent special district (business enterprise) and political subdivision of the State of California. Its mission is to operate as a self-supporting Port that enforces the principles of sound public stewardship maximizing the potential of maritime-related commerce and regional economic benefit.

The Harbor District, by its charter, can acquire, construct, own, operate, control or develop any and all harbor works or facilities necessary to efficiently accomplish its mission. It prepares and controls its own budget, as well as fiscal activities. It is responsible for all Port construction and operations.



## SITE PLAN

### McInnes Ranch Business Park



## LOCATION MAP

