



# FOR LEASE

4820-4822 MCGRATH STREET  
UNIT 140  
VENTURA | CA 93003

FOR MORE INFORMATION PLEASE CONTACT:

**GREG PALAZZO**  
**ASSOCIATE**

P: 805.384.8897 | M: 805.844.9507  
greg.palazzo@daumcommercial.com  
CADRE #01196703



8,140 SF  
SQUARE FEET



3,377  
OFFICE SF



24 ft  
CLEAR HEIGHT



2  
GROUND LEVEL DOORS

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



8,140 SF INDUSTRIAL



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### PROPERTY FEATURES

- Large Flex Warehouse with High Bay
- 2 Ground Level Loading Doors
- Upgraded T24 LED Lighting Throughout
- ADA Compliant Restrooms
- Ample Parking
- New Office Buildout
- Heavy Power
- **\$1.10 PSF, Modified Gross**  
**Lease Term: 3-5 Year Min**

### PROPERTY DESCRIPTION

Close Proximity to Shopping

Close Proximity to 101 Freeway

Corporate Image Architectural Design

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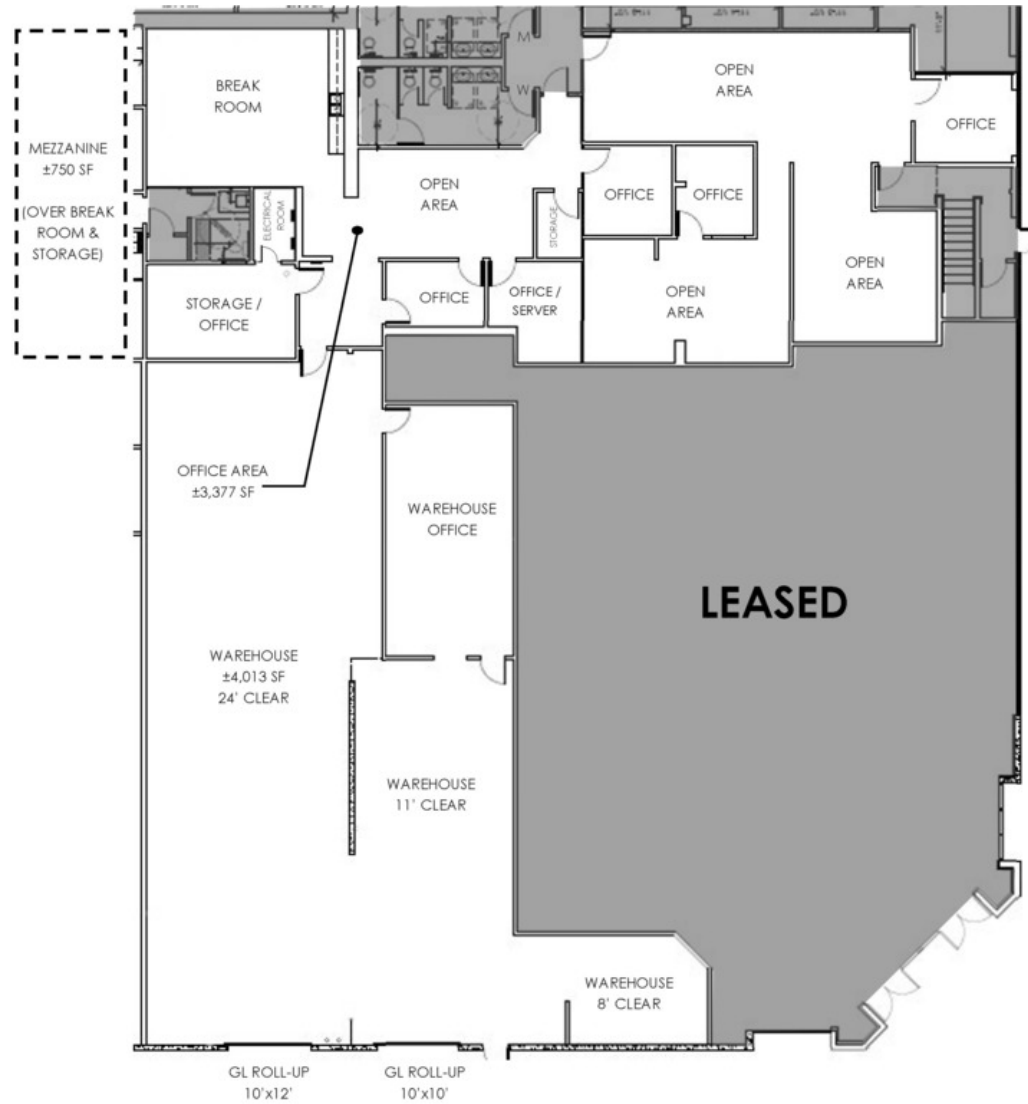
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COMMERCIAL REAL ESTATE SERVICES

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Lessee to verify all information

Not to Scale

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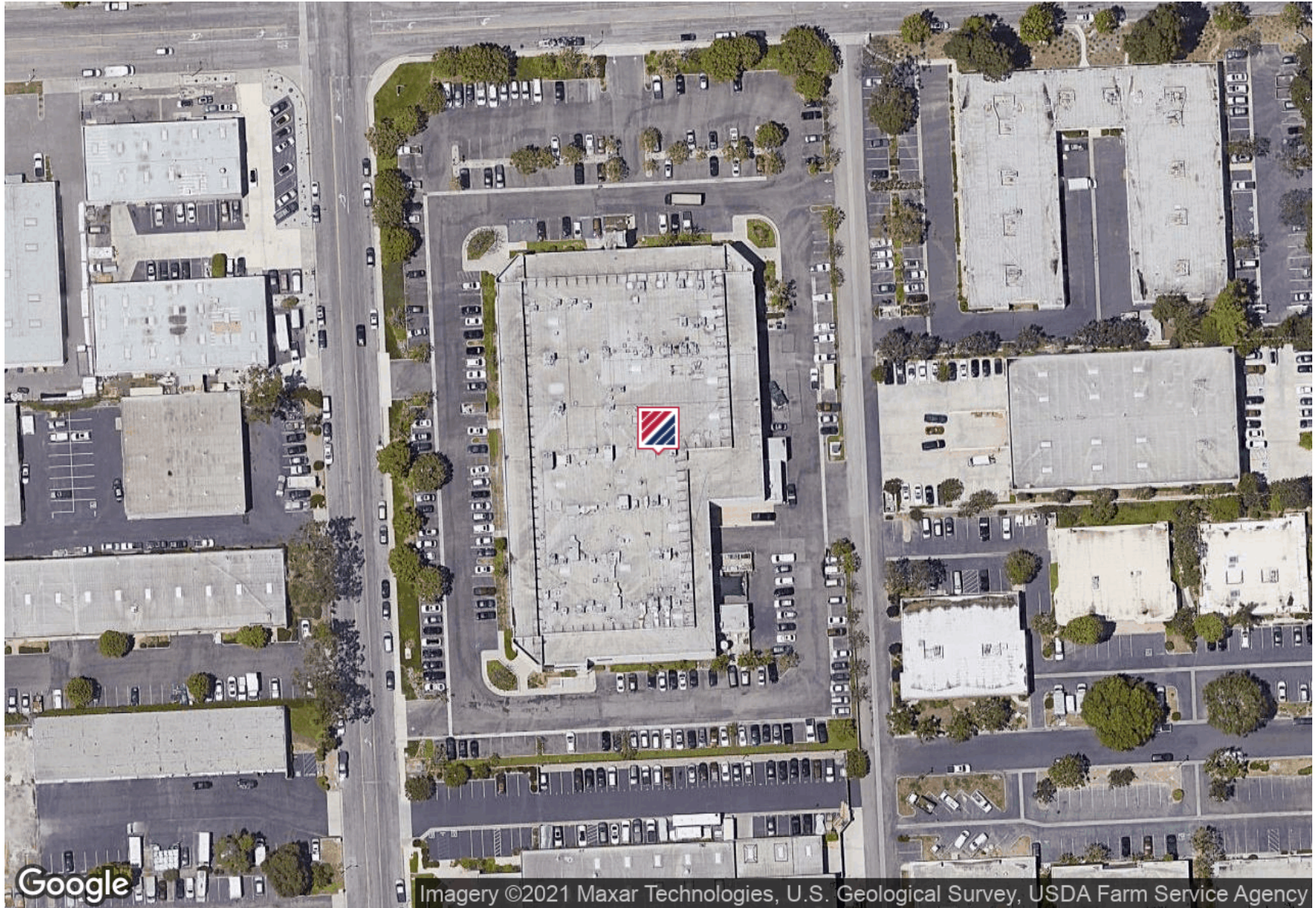
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