

For **Sale**



NNN Leased Investment
1705 Donlon Street, Ventura, CA

CalBRE #01774875

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562.692.2200

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Two-Tenant Investment Opportunity

Cold Storage/Freezer Facility
1705 Donlon Street
Ventura, California



interPres Commercial Realty is proud to offer an excellent opportunity to purchase a two Tenant NNN Leased Investment in the City of Ventura, CA. The Corporate Image Freezer/ Cold Storage industrial building of approximately 16,767 SF, on 1.14 acres of land was constructed in 1989, and features deluxe 2 story executive offices, three (3) freezer boxes -20° to +35° plus a cold dock, two truck high loading positions for 53' trailers and an additional (10) for bobtail trucks with hook-ups. The facility also includes a separate battery charging area, and large concrete paved fenced yard. The site is in ideal location for all Southern California in an up and coming area, near restaurants, brewery, & business services, and only a 1/2 mile to the 101 Freeway at Telephone Rd. The property is a must see!

1705 Donlon St.

Ventura, CA 93003

- 16,767 SF Modern Freezer Building
- Three (3) Freezer Boxes -20° to +35° plus Cold Dock
- Unique Two-Tenant Investor Opportunity
- 12 Dock High Loading Positions with Hookups
- Large, All Concrete Fenced Yard
- Deluxe 2 Story Executive Offices
- Beautiful Business Park Environment
- 1/2 Mile to 101 Freeway
- Ideal Location for all Southern & Central California

Property Specs



Property Specs

Building Size	± 16,767 SF
Land Size	± 1.14 AC
Property Use	Distribution (Freezer/Cold)
Year Built	1989
Number of Buildings	1
Number of Units	2 (Up to 3 Possible)
Clear Height	22'
Sprinklered	Yes
Dock High Doors	12
Stories	2 (Office)
Elevator Served	Yes
Utilities	Electric & Water
Parking	32
Yard	Fenced
Zoning	Industrial
APN:	084-0-102-135

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Pricing Summary

Financial Overview

Annual Operating Income	\$315,139.
Vacancy	(\$9,454.)
Subtotal	\$305,685.
Management	\$9,171.
Expense Recoveries	\$65,805.
Effective Gross Income	\$380,661.
Operating Expenses	\$100,818.
Net Operating Income	\$279,843.

Pricing

Purchase Price	\$4,950,000.
Cap Rate	5.65%



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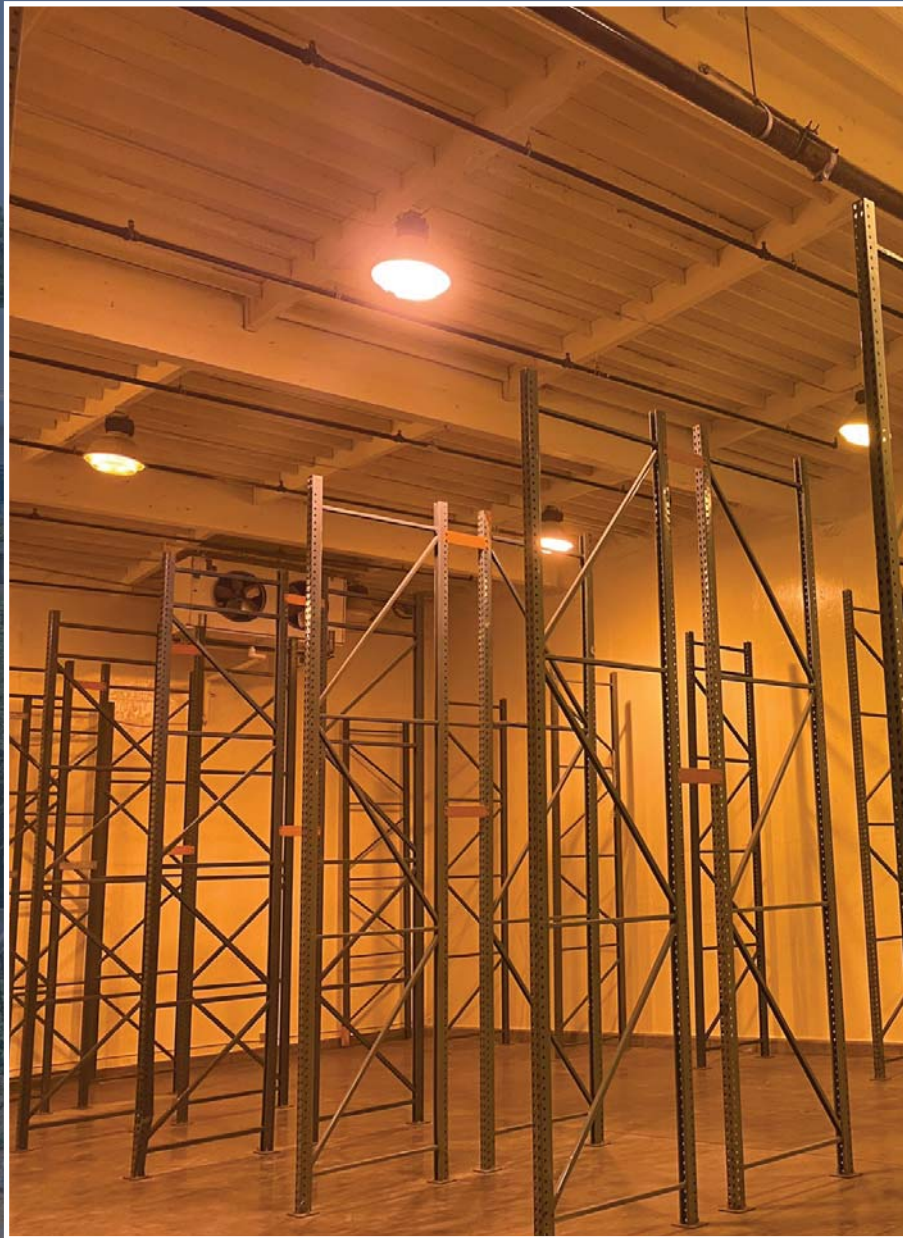
Office Area



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Warehouse Area



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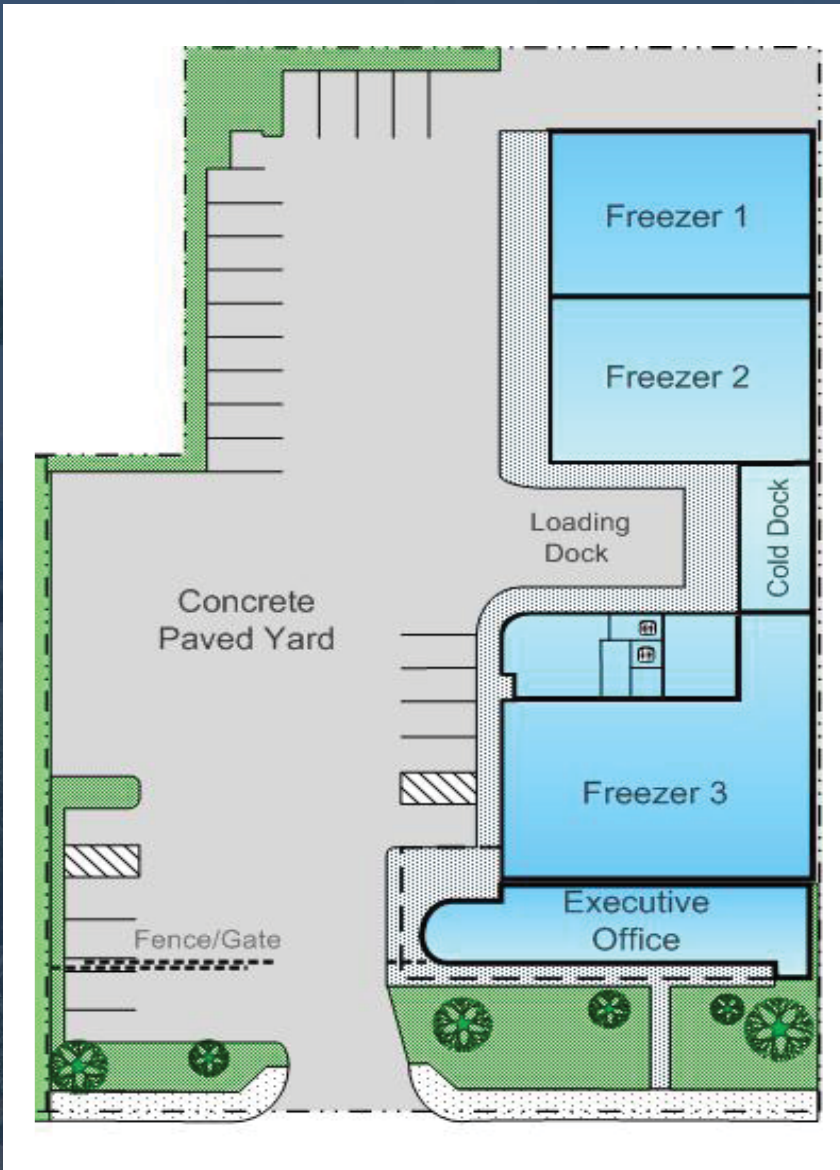
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Vicinity Map



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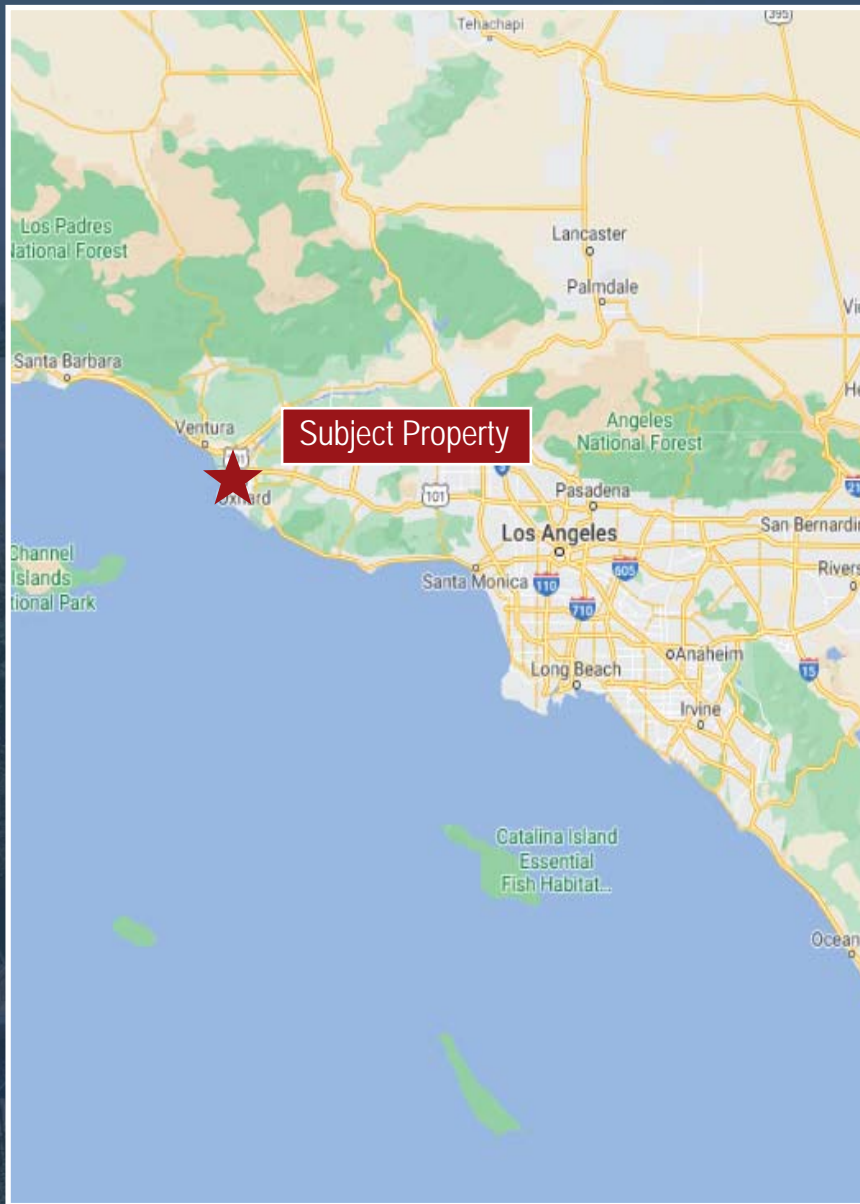
Site Plan



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Location Map



Contact Us



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt it's accuracy, we do not guarantee it or make any representations about it. interPres Commercial Realty suggests you perform a careful, independent investigation of the property to determine the suitability of the property for your needs. All measurements and specifications are approximate.

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