

Available Acres 2.05

Land For Sale

Available SF 89,342



Property Name:

Todd Industrial Park

Address:

SE of Del Norte Blvd & Sturgis Rd, Parcel 2, Oxnard, CA 93030

2.05 Acres Available
 Non-Complaint 5,232 SF Metal Building On-Site
 Rare M2 Zoned Industrial Land for Sale
 Subdivision in Progress

Sale Price/SF: \$30.00
Sale Price: \$2,680,247.00
Available Acres: 2.05 Ac
Available SF: 89,342 SF
Building SF: 5,232 SF
Yard: Yes

Gas: Yes
Water: Yes
Sewer: Yes
Electric: Yes
Fiber: Yes

Specific Use: Industrial
Zoning: M2
Rail Service: No
Market Area: Oxnard/Port Hueneme
APN: 216016029

Listing Company: CBRE, Inc
Agents: [Paul Farry 805-288-4670](mailto:paul.farry@cbre.com), [Douglas Shaw 805-288-4672](mailto:douglas.shaw@cbre.com)

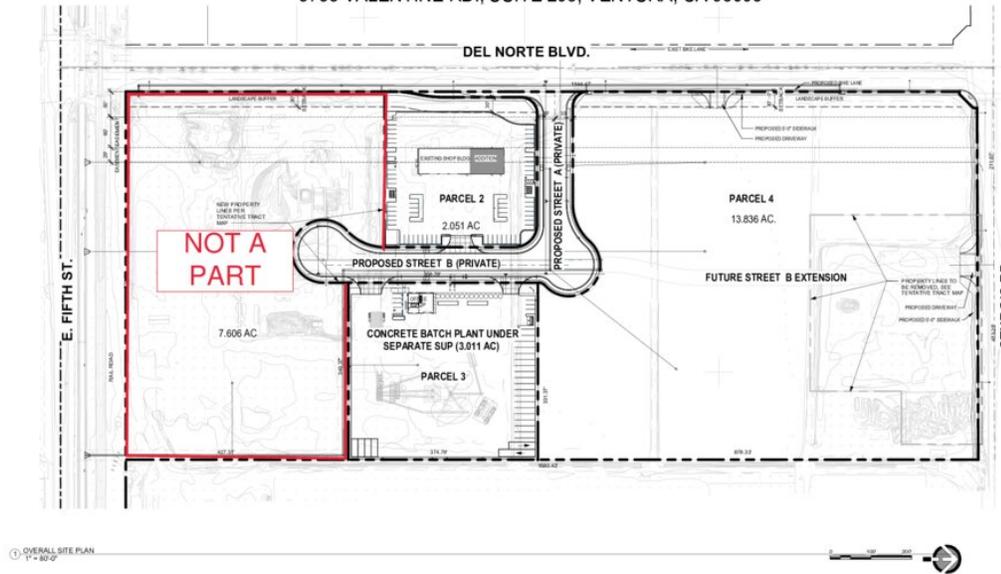
Listing#: 66219f92b5cfaa0ee4c69d13 **Listing Date:** 04/18/2024 **FTCF:** CB000N00S200/A0AA

Notes: Additional APN 216-0-160-045. Subject to subdivision recordation. Connectivity to utilities to be determined by buyer. 4 ground level loading doors (14' X 14'). 845 square feet of office. 2 restrooms. Power: 3-phase 4-wire. Clear height is 14' - 17'.

TODD INDUSTRIAL PARK

DEL NORTE BLVD. & STURGIS ROAD, OXNARD

TODD INDUSTRIAL PARK, LLC
5755 VALENTINE RD., SUITE 203, VENTURA, CA 93003



SHEET INDEX	
GENERAL INDEX	
A-100 - OVERALL SITE PLAN	SEE
A-101 - EAST TOWNHALL SITE PLAN	
A-102 - SITE PLAN	
LANDSCAPE	
L-11 - PRELIMINARY LANDSCAPE PLAN	
L-12 - PRELIMINARY LANDSCAPE PLAN	
GIS	
T - TOPOGRAPHIC SITE PLAN	

SITE ANALYSIS:	
ADJUSTED BRICKLAYS	100% (100.00) (100.00)
CONCRETE	0.0%
GENERAL PLUM	10.00% (10.00)
OVERALL SITE (28.8 AC)	1.00% (1.00) 3.5%
PROPOSED CONCRETE (28.8 AC)	10.00% (10.00) 3.5%
PROPOSED SITE (28.8 AC)	1.00% (1.00) 3.5%
EXISTING IMPV. BLDG.	0.00% (0.00) 0.0%
LANDSCAPE (28.8 AC)	7.00% (7.00) 2.4%
PLUMBING (28.8 AC)	0.00% (0.00) 0.0%
UTILITY (28.8 AC)	0.00% (0.00) 0.0%
WATER (28.8 AC)	0.00% (0.00) 0.0%



OVERALL SITE PLAN
1" = 80'-0"

LAUTERBACK & ASSOCIATES
ARCHITECTS
 TODD INDUSTRIAL PARK, LLC
 5755 VALENTINE RD., SUITE 203, VENTURA, CA 93003

Preliminary - Not for Construction

DEVELOPMENT FOR:
TODD INDUSTRIAL PARK
5755 VALENTINE RD., OXNARD, CALIFORNIA
A-100.1