

Available Acres 13.84

Land For Sale

Available SF 602,696



Property Name: Todd Industrial Park
Address: SE of Del Norte Blvd & Sturgis Rd, Parcel 4, Oxnard, CA 93030

13.84 Acres Available
 Rare M2 Zoned Industrial Land for Sale
 Subdivision in Progress
 Easy Access to 101 Freeway via Del Norte Blvd.
 Corner Location

Sale Price/SF: \$30.00
Sale Price: \$18,080,885.00
Available Acres: 13.84 Ac
Available SF: 602,696 SF
Building SF: 0 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#: 66219e09b5cfaa0ee4c69cee

Listing Date: 04/18/2024

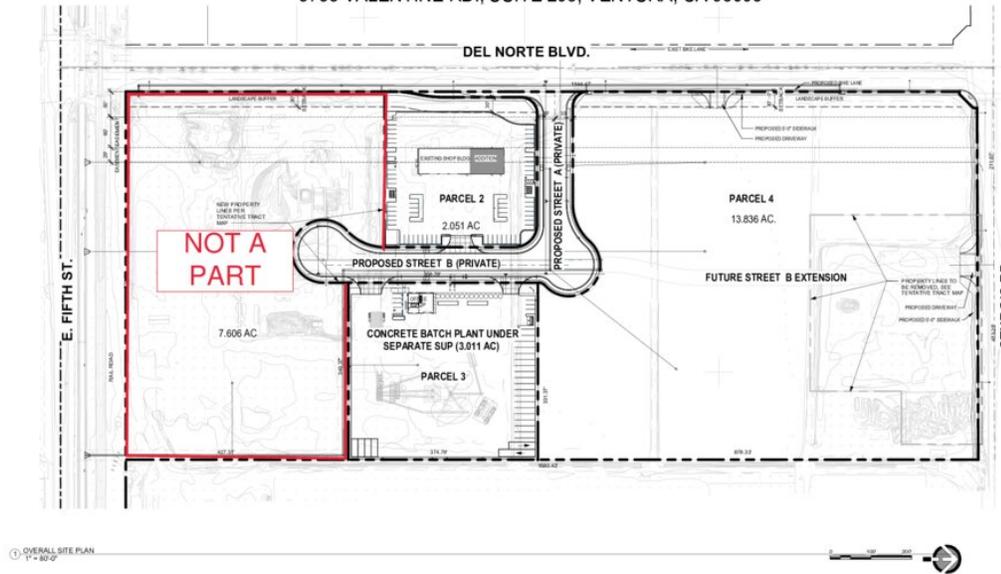
FTCF: CB000N00S200/A0AA

Notes: Additional APN 216-0-160-045. Subject to subdivision recordation. Connectivity to utilities to be determined by buyer.

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 TOWNHOMES SITE PLAN	
A-102 - WEST TOWNHOMES SITE PLAN	
A-103 - SITE PLAN	
LANDSCAPE	
L-11 - PRELIMINARY LANDSCAPE PLAN	
L-12 - PRELIMINARY LANDSCAPE PLAN	
GIS	
T - TOWNHOMES SITE PLAN	

SITE ANALYSIS:	
ADDITIONAL ANALYSIS	PER 16048, PER 16050
ZONING	IS-2
GENERAL PLAN	INDUSTRIAL
ENVIRONMENTAL (S.F. AC)	1.08488 S.F. 0.0%
PROPOSED CONCRETE BATCH PLANT (S.F. AC)	151,962 S.F. UNDER REMAINS SUP
REMAINING SITE (S.F. AC)	1,084,882 S.F. FOR USE PERMIT
EAST TOWNHOMES BLDG	3,033 S.F. 0.4%
LANDSCAPE (S.F. AC)	76,800 S.F. 8.4%
ROAD PARKING STRIP (S.F. AC)	38,874 S.F. 5.0%
STREET LIGHT FIXTURE DEVELOPMENT	8628 S.F. 0.7%



OVERALL SITE PLAN

LAUTERBACK & ASSOCIATES
ARCHITECTS
1000 W. BROADWAY, SUITE 200, OXNARD, CA 93030

TODD INDUSTRIAL PARK, LLC
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Per Date: 08/23/2018 PM
 Proj No: 201808

Preliminary - Not for Construction

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

A-100.1