CBRE, Inc | 2761 Park View Court Oxnard, CA 93036 | 805-288-4700

Available SF 8,460 SF | **Industrial Condo For Lease & For Sale** | **Building Size** 29,686 SF



Property Name: Acaso Business Center

Address: 1090 Avenida Acaso, Camarillo, CA 93012

Cross Streets: Adolfo Rd/Avenida Acaso

High Image Building
Easy (101) Freeway Access
Climate Controlled Warehouse
Offices with Extensive Window Line
Located in Master Planned Business Park
Ideal for Warehouse / Distribution / R&D Uses

Lease Rate/Mo:	$9,729	**Sprinklered:**	Yes	**Office SF / #:**	5,066 SF / 13
Lease Rate/SF:	$1.15	**Clear Height:**	21'	**Restrooms:**	4
Lease Type:	Gross	**GL Doors/Dim:**	1 / 12'x12'	**Office HVAC:**	Heat & AC
Available SF:	8,460 SF	**DH Doors/Dim:**	0	**Finished Ofc Mezz:**	2,433 SF
Minimum SF:	8,460 SF	**A:** 600 **V:** 277/480 **O:** 3 **W:** 4		**Include In Available:**	Yes
Prop Lot Size:	POL	**Construction Type:**	TILT UP	**Unfinished Mezz:**	0 SF
Term:	Acceptable to Owner	**Const Status/Year Blt:**	Existing / 1985	**Include In Available:**	No
Sale Price:	$2,495,700.00			**Possession:**	Now
Sale Price/SF:	$295.00	**Whse HVAC:**	Yes	**Vacant:**	Yes
Taxes:	$15,041 / 2024	**Parking Spaces:** 16	**/ Ratio:** 1.9:1	**To Show:**	Call broker
Yard:	No	**Rail Service:**	No	**Market/Submarket:**	Camarillo
Zoning:	M-1	**Specific Use:**	Flex/R&D	**APN#:**	160-0-044-205

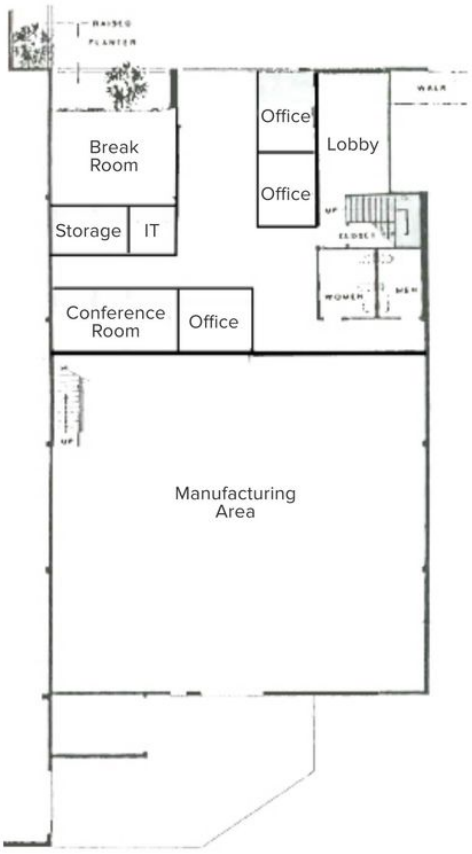
Listing Company: CBRE, Inc
Agents: John Cardona 805-288-4674, Paul Farry 805-288-4670, Dexter Wilkerson 805-288-4668
Listing #: 43046556 **Listing Date:** 07/28/2025 **FTCF:** CB250Y125S250/OAA
Notes: Call broker to show. Call broker for more details regarding climate-controlled warehouse. Tenant responsible for monthly OA dues. Tenant/Buyer to verify all information herein.


John Cardona
john.cardona@cbre.com
818-634-9590

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

1090 Avenida Acaso

FIRST FLOOR



SECOND FLOOR



John Cardona
john.cardona@cbre.com
818-634-9590

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.