

**1649 E. Palma unit A & B
Ventura
High Tec Body Shop
FOR LEASE**



Unit is approximately 6,450 square foot, M2 zoned body shop in Ventura just off Telephone and market. Unit is for lease for \$.85 p.s.f. plus NNN charges. 2 offices, waiting room w/restroom, 3 total restrooms, ventilated warehouse, storage room with burm around floor, lots of parking and building signage.



Unit has air and water throughout, a fenced yard with four Air/water/elect workstations and drain in covered area, clarifier, drive through roll-up doors configuration. All equipment available for sale direct from owner, see following list of equipment available. Not a part of lease or lease offering.

**For Information Contact::
Jim Darin (805) 559-5313 DRE# 01266242**



951 Westlake Blvd. #101
Westlake Village, CA 91361
(805) 497-4557 * FAX (805) 496-3589

No Warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



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**Equipment list at 1649 E. Palma units A&B Body Shop
Equipment for Sale direct from Landlord/not part of lease**

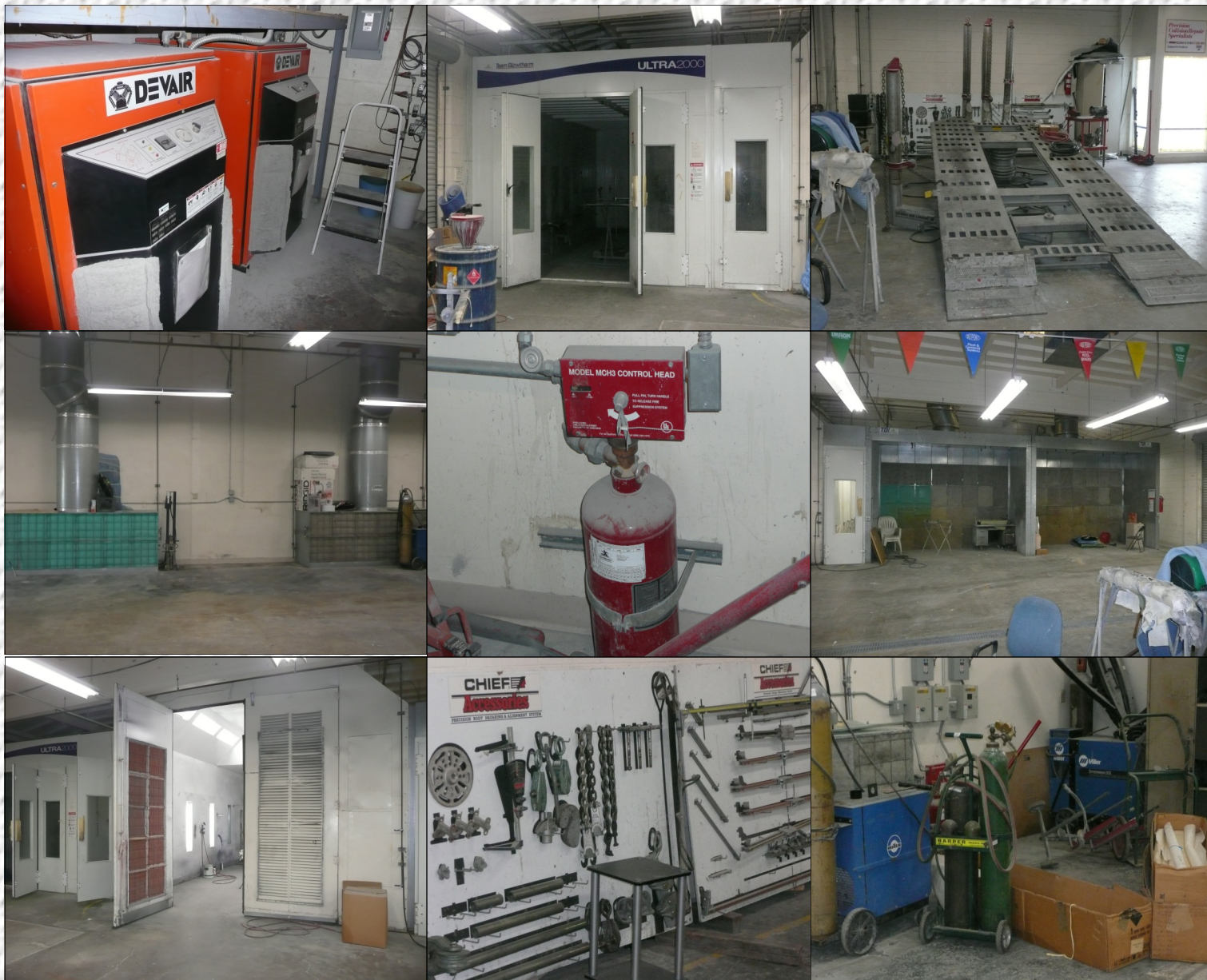
1. (2) Open face spray booths
2. (1) Four tower ez-liner Classic
3. (2) Dust exhaust benches.
4. Integrated fire protection system throughout
5. (1) Oversized cross draft spray booth
6. (1) Blowtherm down draft booth with heat
7. Expandable Panasonic phone system
8. (2) Silent Partners evaporating drier air compressors with automatic drying system.
9. Built in downdraft paint mixing room
10. P.A. system
11. Gun cleaner
12. Covered outside work area with 4 work stations ea have Air/Water/Electrical.
13. Large Mig and large TIG welders
14. Clarifier throughout shop
15. Chemical storage room

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