

WATCH PROJECT VIDEO



101 LOGISTICS CENTER

737,730 SF CLASS A INDUSTRIAL COMPLEX IN
OXNARD, CA - UNDER CONSTRUCTION
ESTIMATED COMPLETION Q3-2026

Leased By

NEWMARK

Developed & Managed By

STREAM



MetLife
Investment Management

PROJECT DETAILS

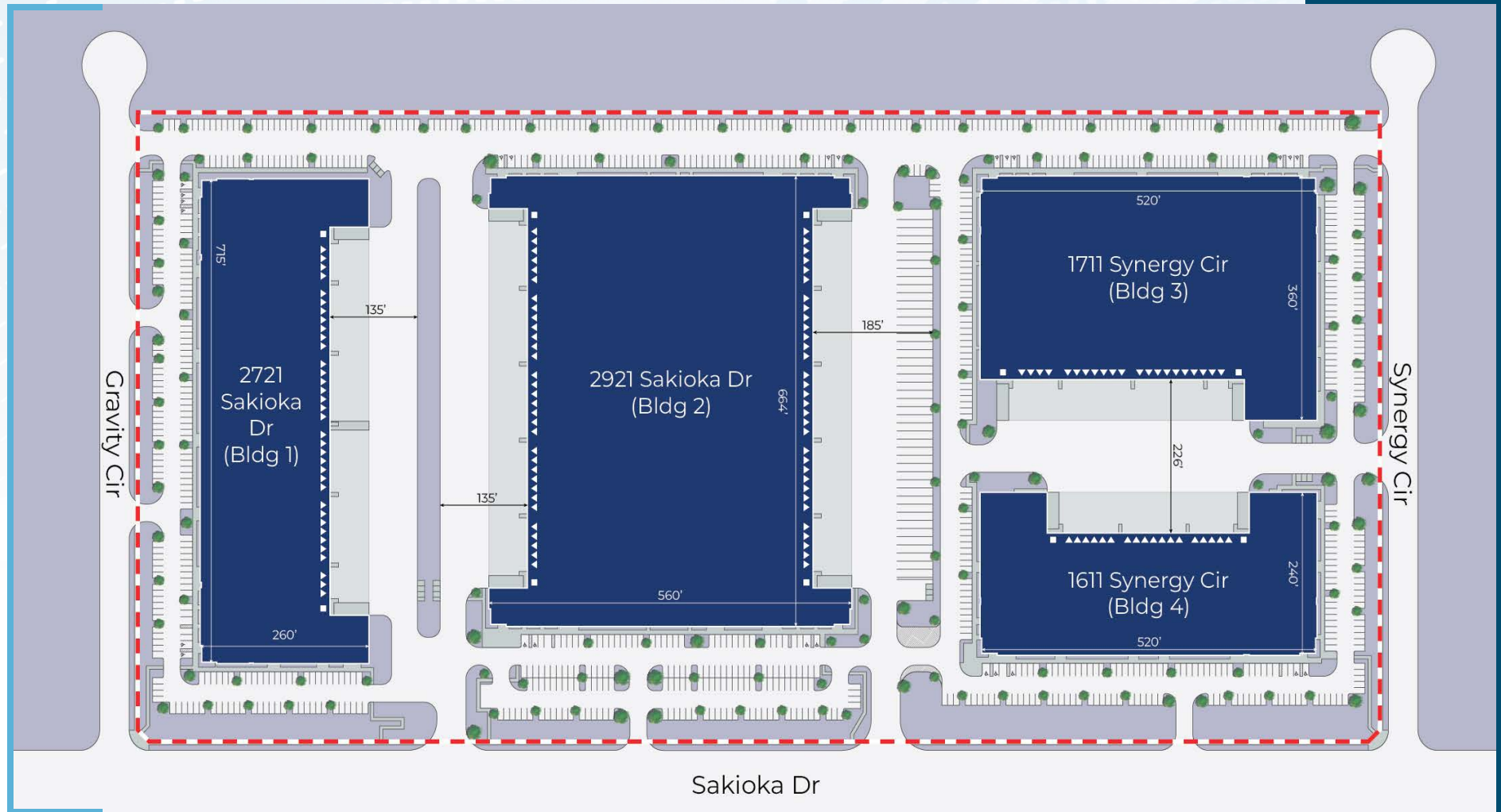
- Ideal North Los Angeles regional location in Oxnard, CA
- 109,050 to 308,561 SF available (inquire regarding building divisibility options)
- 32' to 40' warehouse clear heights
- Heavy power availability
- Abundant dock high loading, fully-secured truck courts, and trailer storage
- High image, window lined office space
- Immediate access to Oxnard Transit Center, serving Amtrak, Metrolink, Greyhound and Gold Coast Transit
- Ideal last mile / e-commerce / fulfillment distribution center with population of:
 - 4,055,655 within 50 miles
 - 19,264,546 within 125 miles
- Close proximity to 101, 405, 5, 126 and 118 Freeways
- Four miles from the Port of Hueneme
- Opportunity for Foreign Trade Zone designation (FTZ 205)
- Wide variety of amenities, including retail, restaurants and hotels within five miles
- City of Oxnard and Ventura County cost benefits, adjacent to Los Angeles County
- Access to strong, well educated and diverse labor force

101 LOGISTICS CENTER IS IDEAL FOR:

- Regional HQ Facility
- Warehousing
- Manufacturing
- Distribution
- E-Commerce
- Entertainment
- Food and beverage
- Technology



SITE PLAN



BUILDING DETAILS

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
TOTAL BUILDING SIZE	154,314 SF	308,561 SF	165,805 SF	109,050 SF
CLEAR HEIGHT	32'	40'	36'	32'
DOCK HIGH LOADING	35	64 (cross-dock)	20	18
GROUND LEVEL LOADING	2	4	2	2
TOTAL OFFICE SPACE	6,187 SF	9,030 SF	6,993 SF	6,514 SF
OFFICE MEZZANINE	3,008 SF	4,443 SF	3,368 SF	3,247 SF
POWER	3000 Amps, 277/480 Volts	4000 Amps, 277/480 Volts	3000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts
SPRINKLERS	ESFR	ESFR	ESFR	ESFR
PARKING	241 auto stalls	303 auto stalls 45 trailer stalls	208 auto stalls	170 auto stalls





Amazon

Rice Ave

Gravity Cir

Sakioka Dr

Synergy Cir



CONSTRUCTION PROGRESS - SEPTEMBER 2025



CONSTRUCTION PROGRESS - SEPTEMBER 2025



REGIONAL PROXIMITY

Port of Hueneme

15 Min | 9 MILES

Thousand Oaks

20 Min | 19 MILES

Malibu

45 Min | 35 MILES

Santa Barbara

45 Min | 39 MILES

Burbank Airport

60 Min | 51 MILES

Downtown Los Angeles

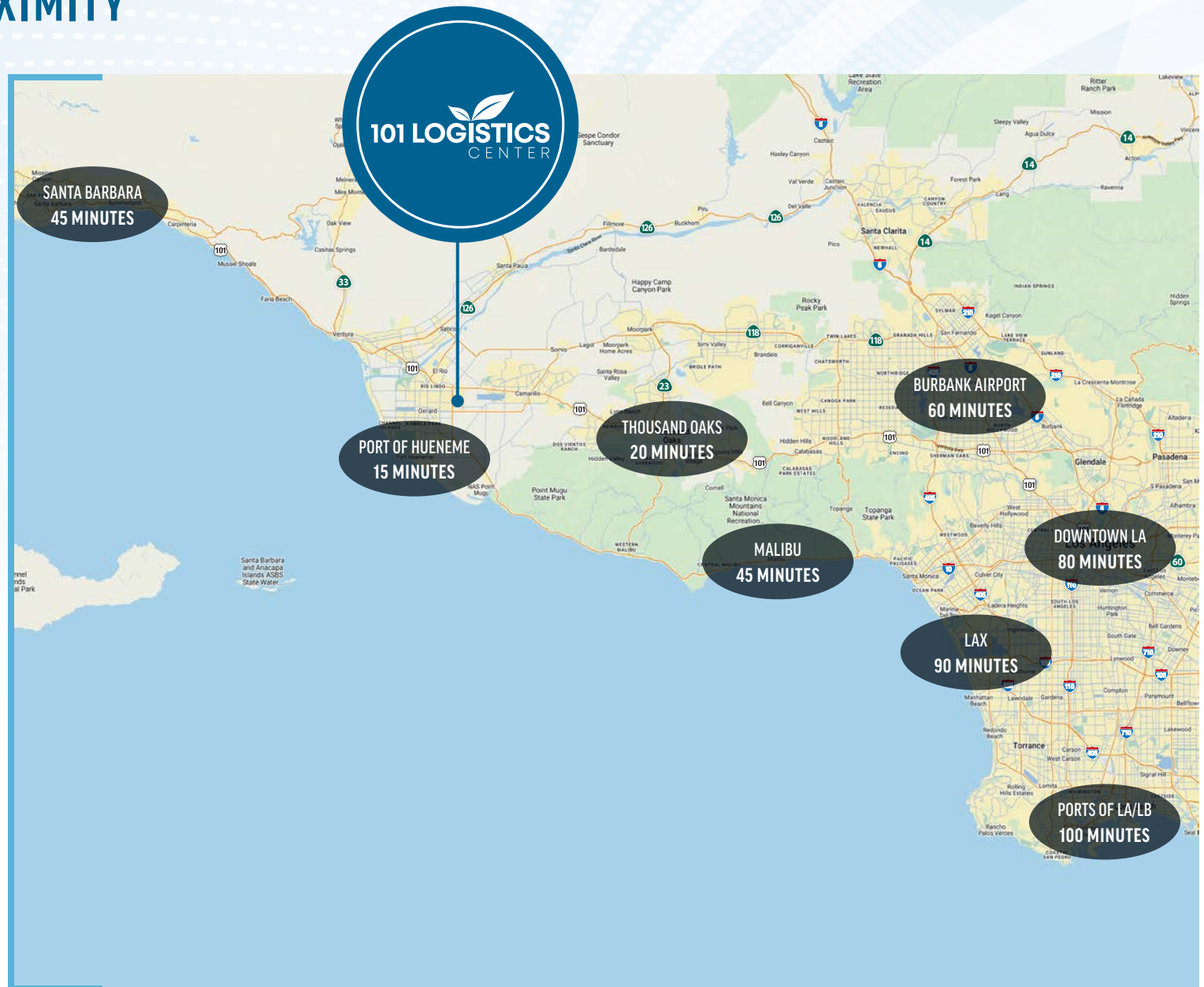
80 Min | 58 MILES

LAX

90 Min | 58 MILES

Ports of LA/Long Beach




















100 Min | 79 MILES

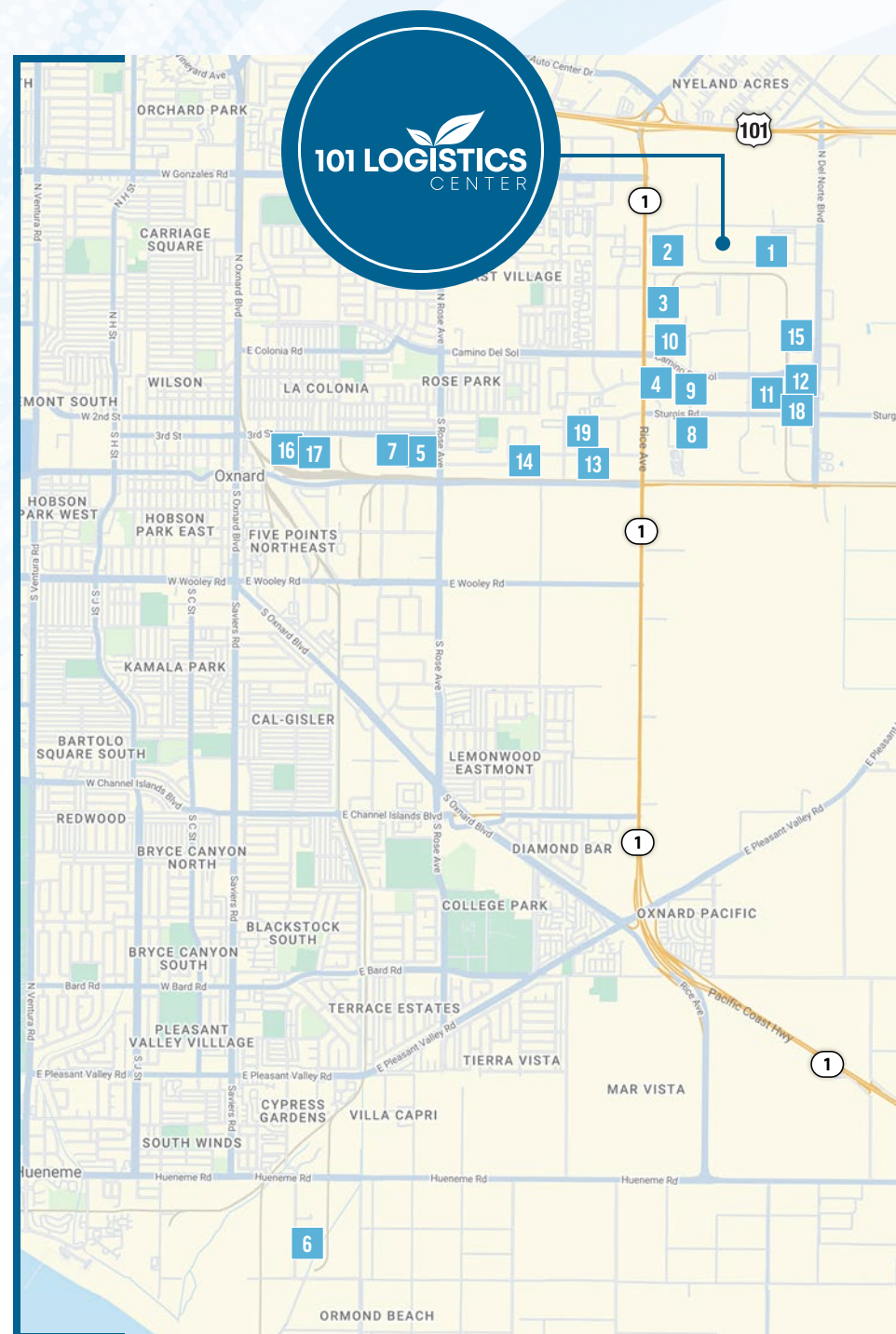


AMENITY RICH AREA



CORPORATE NEIGHBORS

1		Amazon – 3100 Sakioka Dr
2		Arctic Cold – 2600 Sakioka Dr
3		Procter & Gamble Paper Products – 800 Rice Ave
4		Bayer – 2700 Camino del Sol, Oxnard
5		Berry Pack – 301 S. Rose Ave
6		BMW – 5900 Arcturus Ave
7		Chiquita – 1440 E. 3rd St
8		Haas Automation – 2800 Sturgis Rd
9		KAS Engineering – 100 N. Elevar St
10		Northrop Grumman Astro Aerospace – 2601 Camino del Sol
11		Olde Thompson – 3250 Camino del Sol, Oxnard
12		Pacific Beverage Company – 401 N. Del Norte Blvd
13		Parker-Hannifin Corporation – 2340 Eastman Ave
14		PepsiCo – 2100 Eastman Ave
15		PTI Technologies – 501 N. Del Norte Blvd
16		Sunkist – 600 E. 3rd St
17		Terminal Freezers – 908 E. 3rd St
18		Volkswagen Group of America – 201 N. Del Norte Blvd
19		Waterway Plastics – 2200 Sturgis Rd



AREA OVERVIEW

Often referred to as the Gateway to the Channel Islands, Oxnard provides a unique blend of vibrant metropolitan living, dining and entertainment located within minutes of the serenity of the sand or the rich and historic downtown. The city is a manufacturing center, surrounded by agricultural land and the Pacific Ocean. Onshore breezes help keep the area cooler in the summer and warmer in the winter than nearby, further inland locations.

Oxnard's economy has grown every year since the national recession ended in 2009. The city's first rate services, competitive business costs and educated labor force make it a desirable place to operate a business.

Port of Hueneme

Fifteen minutes from 101 Logistics Center is the Port of Hueneme, the 4th largest commercial port in California, and the only deep water port between Los Angeles and San Francisco. The Port is a vital economic engine for Ventura County, with \$11.39 billion in goods movement and \$2.2 billion in economic activity. As an uncongested alternative to other west coast ports, the Port of Hueneme is highly efficient, offering shorter sailing times and quicker access to berths.



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