

# AVAILABLE FOR LEASE 59,000 SQ. FT. 301 S. Rose, Oxnard CA 93030

**5%**  
TO PROCURING  
BROKER



8 Dock-Hi truck loading positions

## PROPERTY FEATURES

- Office will be built to suit (approximately 4%)
- 232,000\* ft. building on 12.9 acre site
- 8 Dock-Hi truck loading positions
- 160 ft. all concrete truck court
- Existing fork lift charging room
- ESFR fire sprinkler system
- Grade level door available
- M-1 zoning (Industrial)
- T-5 florescent lighting
- 30 ft. clear height

## CONTACT US

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### NEW ADDRESS

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**Harry Ross Industries**  
A GENERAL PARTNERSHIP