

# INDUSTRIAL FOR LEASE

AVAIL SF: 60,193

TOTAL BLDG SF: 60,193



ADDRESS 201 RICE AV, OXNARD CA ZIP 93030

**New Construction**  
**Easy Freeway Access**  
**2.5/1000 Parking Ratio**  
**Units From 5,353 SQ. FT. And Up**  
**Office SQ. FT. 1,008 To 1,720 SQ. FT.**  
**See Reverse For Site Plan**  
**[www.cbre.com/RiceBP](http://www.cbre.com/RiceBP)**

LEASE RENTAL \$ 51,164 /mo Gross 0.850 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ TBD Yr 2008-2009  
 Terms \_\_\_\_\_ Possession CB  
 Avail SF 60,193 Dim IRR X IRR Power A 200 V 480-480 Ø 3 W 4  
 Min. SF 5,353 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF POL Dim IRR X IRR Trk Hi Pos 1 Dim 9x10  
 Const CTU Roof VERIFY Grd Lev Drs 1 Dim 12x14 Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd YES Min Clr Hgt 24 OFFICE DATA Ofc SF 1,008 # 4 Rest Rms: M TBD W TBD  
 Pkg 150 Yard Yes-Fenced Yr Blt \_\_\_\_\_ A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 523-B5 Zone ML To Show Lock Box - VERIFY Sp. Feat. FREE  
 AGENT Jim Meaney (805)465-1621, Paul Farry (805)465-1615, Douglas H Shaw, Jr (805)465-1627, Corey J Baggett (805)465-1651 Region VEN Listing # 1203850  
 FIRM CB Richard Ellis 10/24/08  
 FTFCF CB250N000S000/OAA Notes Lic #01360121, #00941298, #00857630, #01835116. Lock Box - Front Door Unit 1.  
**Lease Term: Submit. One ground level and dock hi per unit. Office RR: 1M, 1W. Truckwell: Yes. 2 units at \$.80/SF/Gross; 3 units at \$.75/SF/Gross; 4 units at \$.70/SF/Gross.**

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
 © American Industrial Real Estate Association



# RICE BUSINESS PARK

OXNARD, CALIFORNIA

## INDUSTRIAL UNITS FOR LEASE

Visit our website at

[www.cbre.com/RiceBP](http://www.cbre.com/RiceBP)

For information, contact:

**Jim Meaney**

805.465.1621

[jim.meaney@cbre.com](mailto:jim.meaney@cbre.com)

**Paul Farry**

805.465.1615

[paul.farry@cbre.com](mailto:paul.farry@cbre.com)

**Doug Shaw**

805.465.1627

[doug.shaw@cbre.com](mailto:doug.shaw@cbre.com)

**Corey Baggett**

805.465.1651

[corey.baggett@cbre.com](mailto:corey.baggett@cbre.com)

CB Richard Ellis  
771 E. Daily Drive  
Suite 300

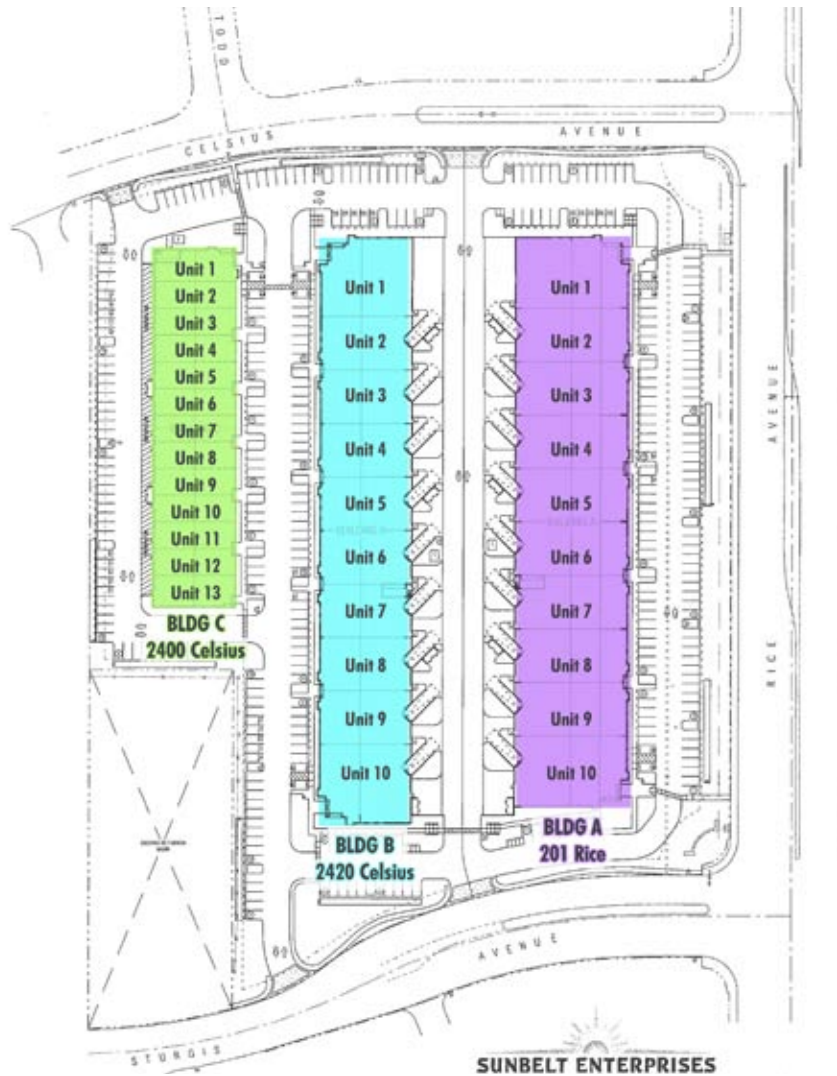
Camarillo, CA 93010

T 805.465.1600

F 805.465.1665

[www.cbre.com/ventura](http://www.cbre.com/ventura)

**CBRE**  
CB RICHARD ELLIS



All Units have 2.4 parking spots per 1000 SF and sprinklers .33/1000.

	Total SF	Office SF	Warehouse SF	Clear Ht	Dock Door	Grnd Door	Restrooms	Power
C-Unit 1	2,113	TBD	TBD	18'	0	10' x 14'	2	200 A, 480 V
C-Unit 2-12	2,080	TBD	TBD	18'	0	10' x 14'	2	200 A, 480 V
C-Unit 13	2,480	TBD	TBD	18'	0	10' x 14'	2	200 A, 480 V
B-Unit 1	6,800	TBD	TBD	20'	0	10' x 14'	2 - 4	200 A, 480 V
B-Unit 2-6	4,680	TBD	TBD	20'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
B-Unit 7	4,313	TBD	TBD	20'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
B-Unit 8-9	4,680	TBD	TBD	20'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
B-Unit 10	6,800	TBD	TBD	20'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
A-Unit 1	7,400	TBD	TBD	24'	0	10' x 14'	2 - 4	200 A, 480 V
A-Unit 2-6	5,720	TBD	TBD	24'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
A-Unit 7	5,353	TBD	TBD	24'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
A-Unit 8-9	5,720	TBD	TBD	24'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V
A-Unit 10	7,400	TBD	TBD	24'	9' x 10'	10' x 14'	2 - 4	200 A, 480 V

©2008, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.