

El Centro | 120 E Ross Ave

169,981 SF of Industrial Space Available in El Centro, CA



HIGHLIGHTS

Owner says bring ALL OFFERS! Hemp Use, drying and manufacturing.

6 buildings with various sizes, allow for multiple uses and dividable units

6 Buildings total on site, any of which can be lease separately or all

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FEATURES

Clear Height	20'
Drive-In Bays	18
Exterior Dock Doors	4
Standard Parking Spaces	60

ALL AVAILABLE SPACES (8)

1st Fl, Ste Suite 1

SIZE

83,281 SF

TERM

Negotiable

RATE

\$0.20 /SF/MO

SPACE USE

Industrial

CONDITION

Full Build-Out

AVAILABLE

Now

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TERM

Negotiable

RATE

\$0.25 /SF/MO

SPACE USE

Industrial

CONDITION

Full Build-Out

AVAILABLE

Now

1st Fl, Ste Suite 3

SIZE

14,000 SF

TERM

Negotiable

RATE

\$0.30 /SF/MO

SPACE USE

Industrial

CONDITION

El Centro | 120 E Ross Ave

169,981 SF of Industrial Space Available in El Centro, CA

1st Fl, Ste Suite 4

SIZE

12,000 SF

TERM

Negotiable

RATE

\$0.30 /SF/MO

SPACE USE

Industrial

CONDITION

Full Build-Out

AVAILABLE

Now

1st Fl, Ste Suite 5

SIZE

6,900 SF

TERM

Negotiable

RATE

El Centro | 120 E Ross Ave

169,981 SF of Industrial Space Available in El Centro, CA

1st Fl, Ste Suite 6

SIZE

8,400 SF

TERM

Negotiable

RATE

\$0.30 /SF/MO

SPACE USE

Industrial

CONDITION

Full Build-Out

AVAILABLE

Now

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(see updated photos), more than \$300,000 has been spent modernizing the buildings- make up the 126,076 sf of warehouse/manufacturing facility. Two story office space; including 3 truck wells, a rail spur and double sided loading dock. Extremely secure location. Security system. Fire sprinkled! Property is located in the heart of El Centro's industrial park in the NW quadrant of Ross and Dogwood Roads in El Centro.

From I-8, exit Dogwood Rd, north to Ross Rd, left (west) on Ross Rd about 3 blocks to 120 E Ross Rd. Lot includes 3 truck wells, a rail spur and loading dock. The warehouse facility is set up with 2500mw of power, situated on 7 acres and is located in the Foreign Trade Zone.

WAREHOUSE FACILITY FACTS

Building Size	169,981 SF
Lot Size	7.00 AC
Year Built	1966
Sprinkler System	Wet
Power Supply	Phase: 3
Zoning	MG - General Commercial