



Camarillo Ranch

Business Park





Camarillo and Ventura County

Over the last decade, Camarillo and Ventura County have emerged as the destination of choice for all types of companies.

The area boasts an abundant labor force of all skill levels, housing in all price ranges, and a variety of recreational activities including country clubs, harbors/marinas, parks and open space. Additional attractions include clean air, a moderate climate, and minimal traffic congestion. Several cities in Ventura County consistently rank at the top of the FBI national list of cities with the lowest crime rates.

Camarillo Ranch Business Park



- **Multi-Phase Business Park Project**
- **Buildings For Lease, For Sale, Build-to-Suit**
- **Building Sizes from 28,000 sf to 190,000 sf**
- **Building Feature Include:**
 - Variety of clear height
 - Flexible layouts
 - Fully sprinklered
 - Excellent loading/truck access/circulation
 - Variety of clear height
- **M-1 Zoning**
- **Excellent Freeway Access and Visibility**

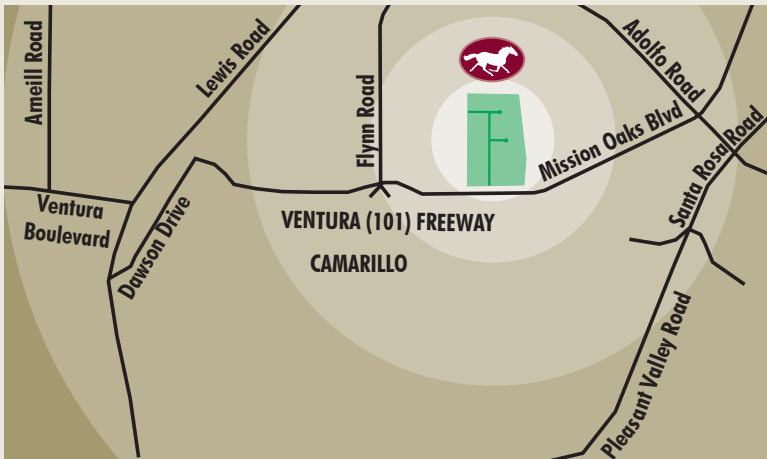
Ridge Property Trust

Ridge Property Trust ("Ridge") is a Private Real Estate Investment Trust formed between Ridge Realty Group, LLC and Prudential Real Estate Investors. Ridge is a leading provider of high-quality warehouse, distribution and manufacturing facilities throughout North America. Ridge targets industrial product and sites with convenient access to transportation (air, rail, highway and waterway), a strong labor supply, and a reasonable real estate tax and operating cost structure.

Ridge's principals have been involved in the development, construction, ownership and management of more than 60 million square feet of investment grade real estate throughout North America.

Zephyr Development Company

Zephyr Development Company was formed in 1989 to develop commercial real estate in Ventura County. Based in Westlake Village, CA, Zephyr was the development partner for the 150 acre Northfield Business Park. With the addition of Camarillo Ranch Business Park, Zephyr has developed a total of 1.5 million square feet of Industrial and R&D Buildings in the area.



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ZEPHYR
DEVELOPMENT CORPORATION

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