

FOR LEASE:

6,500 SF INDUSTRIAL SUITE WITH 8,500 SF YARD AREA AND 22' CEILING HEIGHT

304 VIA DEL NORTE
OCEANSIDE, CA 92058

PRICE REDUCED! NOW \$1.40/SF NNN!



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES



For more information, please contact:

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PROPERTY HIGHLIGHTS

- 6,500 SF Industrial suite with unusual 22' warehouse ceiling height
- 8,500 SF fully fenced and gated private yard area adjacent to the suite
- Two separate access points to yard for drive through yard access
- (2) Oversized roll-up doors (front and back of suite for drive through building access)
- 400 amps 120/208v power
- Approximately 10% office
- Excellent location: minutes from Highway 76, Interstate 5, Downtown Oceanside and the coast. Quick access to Orange County
- Part of the rapidly changing Oceanside market with quick access to the new Frontwave Arena and future OceanKamp development
- Local, responsive ownership
- Availability date: Please call to discuss
- **Lease rate: Base building rate: \$1.40/sf NNN (low triple nets of \$0.27/sf/month). Yard rate in addition to building rate: \$2,500/month**



30 MINUTES TO SAN DIEGO

30 MINUTES TO ORANGE COUNTY

5 MINUTES
TO I-5



PACIFIC OCEAN

10 MINUTES
PACIFIC OCEAN



PROPERTY



OCEANSIDE MUNICIPAL
AIRPORT (OCN)

2 MINUTES TO
HIGHWAY 76





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