

11,737 SF MULTI-TENANT BUILDING FOR SALE

3245

PRODUCTION AVENUE
Oceanside, CA 92058

PRICE
REDUCED

OWNER-OCCUPANT OR
INVESTOR OPPORTUNITY



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES

For more information, please contact:

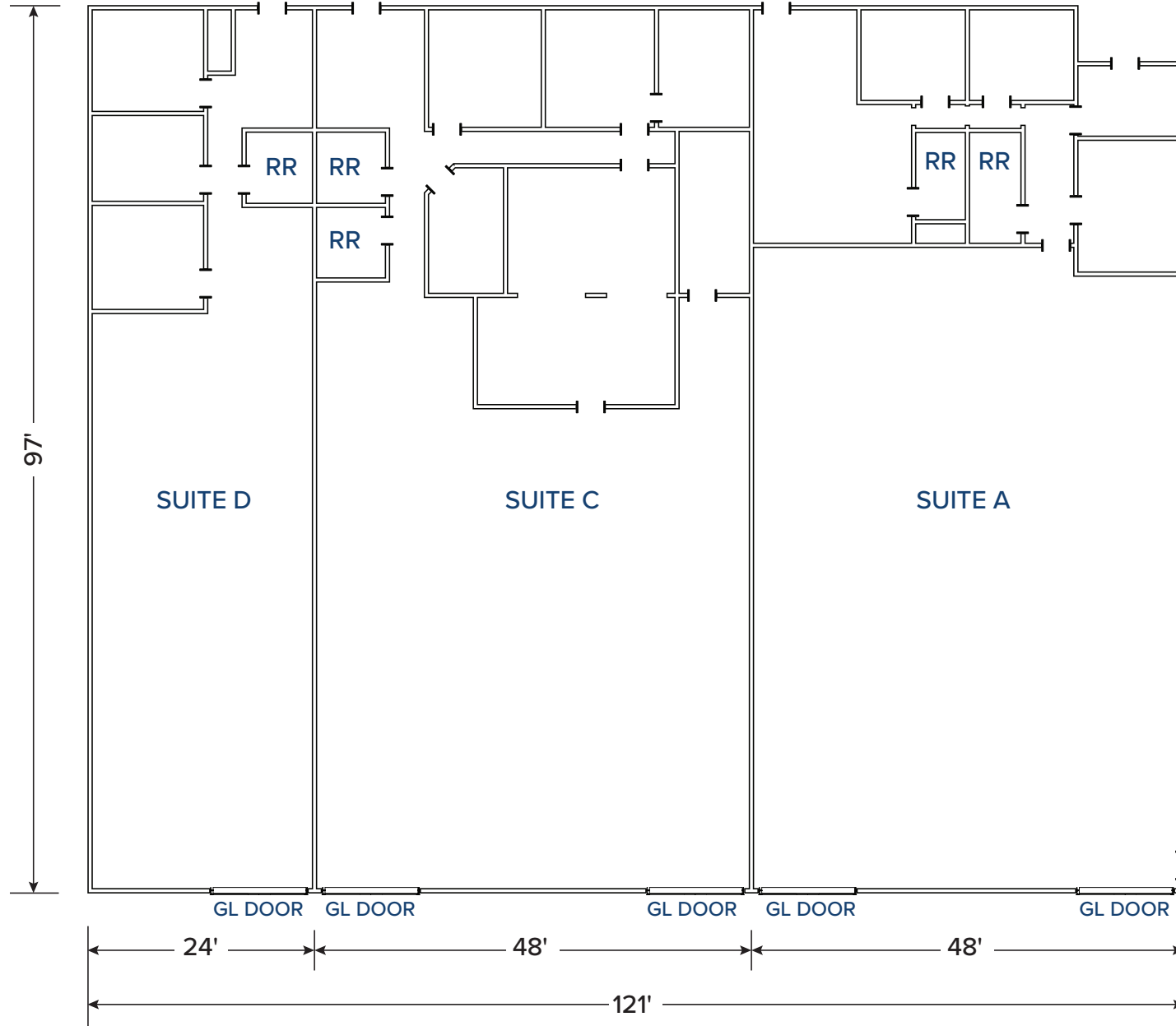
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PROPERTY HIGHLIGHTS

- Rare multi-tenant industrial building for sale (divisible to four suites)
- Four entrances / Five roll-up doors
- 5% pro-forma cap rate based on market lease rates
- Also ideal for an owner-occupant. Full building or the larger 7,037 SF suite can be available to allow for SBA financing
- Fenced yard areas behind the suites
- 100% ground-floor square footage. No mezzanine
- High demand / Low Vacancy Oceanside 76 corridor location
- Minutes from Highway 76, Interstate 5, Downtown Oceanside and the coast. Closest San Diego industrial market to Orange County
- Building sprinklered
- Gas service
- 800 amps of 120/208 v power service (buyer to confirm)
- Please call to tour
- ~~\$3,595,000~~ **\$3,460,000**







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LOCATION

30 MINUTES TO SAN DIEGO

30 MINUTES TO ORANGE COUNTY



5 MINUTES
TO I-5

PACIFIC OCEAN

10 MINUTES
PACIFIC OCEAN



OCEANSIDE MUNICIPAL
AIRPORT (OCN)

1 MINUTE TO
HIGHWAY 76



3245