

FOR LEASE: 4,700 SF | 7,037 SF | 11,737 SF

3245

PRODUCTION AVENUE
Oceanside, CA 92058

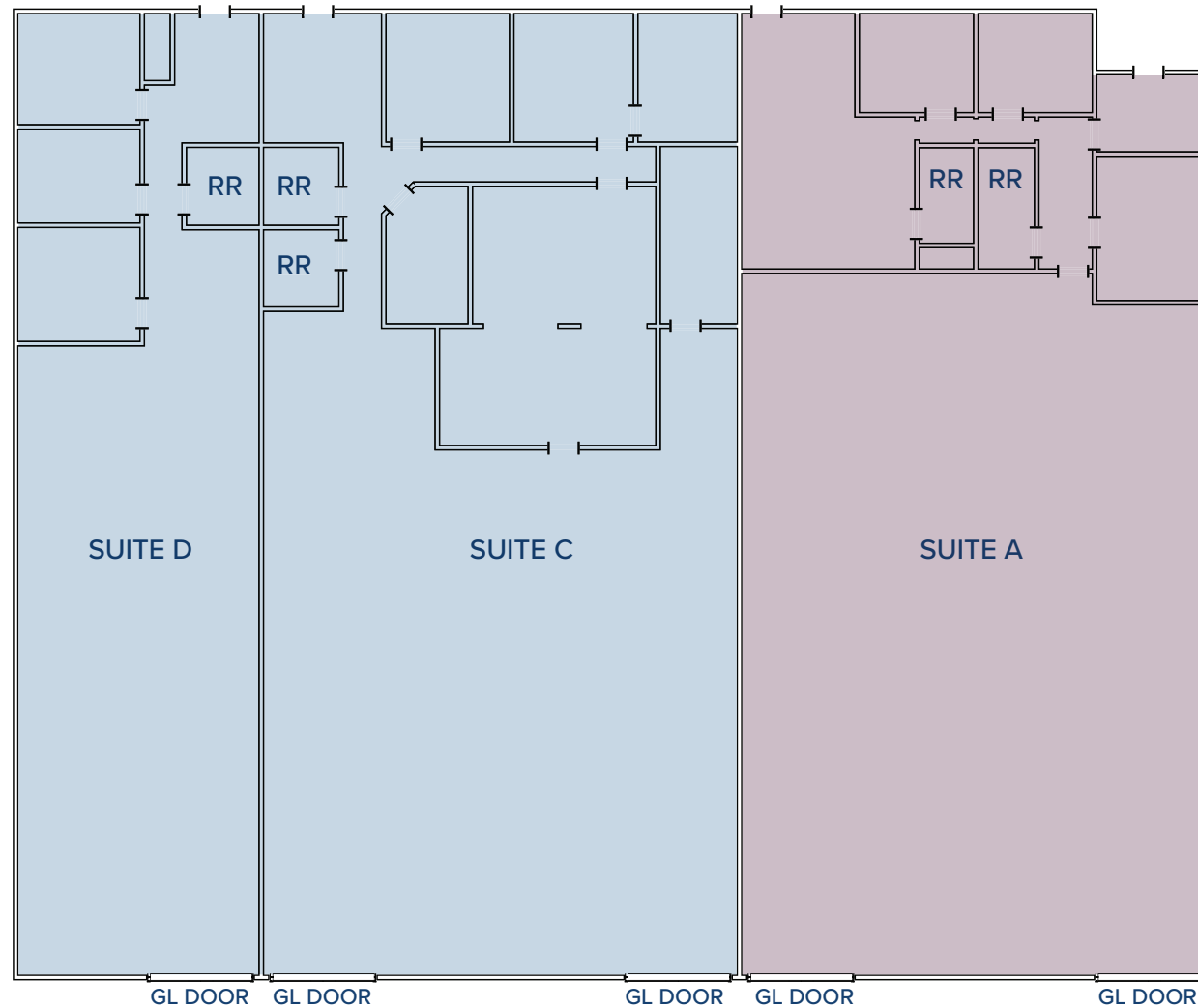
SPACE FOR LEASE WITH FENCED YARDS



PALOMAR
COMMERCIAL
BUSINESS REAL ESTATE SERVICES

For more information, please contact:

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SUITE/BUILDING	APPROXIMATE SIZE	LOADING AND YARD AREA	LEASE RATE
■ Suite A	4,700 SF	Two roll-up doors / Fenced Yard	\$1.27/sf NNN
■ Suites C/D	7,037 SF	Three roll-up doors / Fenced Yard	\$1.27/sf NNN
■ + ■ Full Building	11,737 SF	Five roll-up doors / Fenced Yard	\$1.27/sf NNN



PROPERTY HIGHLIGHTS

- Rare industrial suites (or full building) with fenced yard area
- Gas service
- Full building power: 800 amps of 120/208v
- 100% ground floor square footage (no mezzanine)
- Suite A: vacant
- Suites C/D or full building: available with sixty days notice
- Excellent location just off Highway 76. Minutes from Oceanside Airport, Interstate 5 and the coast. Closest industrial park in San Diego County to Orange County



3245 PRODUCTION AVENUE

Oceanside, CA 92058

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