



PREMIUM QUALITY INDUSTRIAL SPACE AT COMPETITIVE PRICE

- Dock + Grade Loading
- 24' Clear Height
- Heavy Power

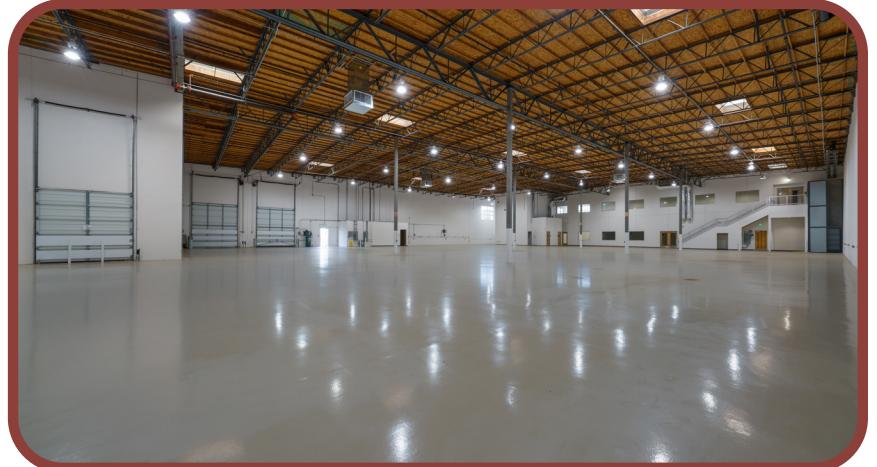


PROPERTY HIGHLIGHTS

-  **ADDRESS** - 1816 Ord Way, Oceanside CA
-  **BUILDING SIZE** - ±28,475 SF Industrial/R&D Manufacturing
-  **OFFICE SPACE** - 6,912 SF (24%) | 3,456 SF (1st Floor) | 3,456 SF (2nd Floor)
-  **MODERN CONSTRUCTION** - 2007
-  **CONDITION** - Excellent/High-Image Throughout
-  **LEASE RATE** - \$1.10/SF NNN | NNN: \$0.28/SF | Total: \$1.38/SF
SALE PRICE - \$8,485,550.00 (\$298/SF)

KEY FEATURES

-  **LOADING** - Dock & Grade Loading (1 DH + 2 GL)
-  **WAREHOUSE CLEAR HEIGHT** - 24'
-  **POWER** - 800 Amps 480/277V 3-Phase
-  **SPRINKLERED** - Yes
-  **CONDITION** - Excellent/High-Image Throughout
-  **PARKING** - Well-Parked (1.75/1,000 SF)
-  **ZONING** - IL (Limited Industrial)



UNIQUE BUILDING ASPECTS

- Epoxy concrete warehouse floor
- Elevator from warehouse to mezzanine
- Warehouse ventilation
- LED lighting in warehouse
- Floor drains
- Air compressor and compressed air lines distributed in warehouse
- Extensive security system with cameras
- Electrical distributed throughout building
- Electric roll up doors
- Five (5) total restrooms, including first floor and mezzanine
- Office area features extensive window line
- Interior windows from mezzanine to warehouse create bright, connected workspace

STRATEGIC ADVANTAGES

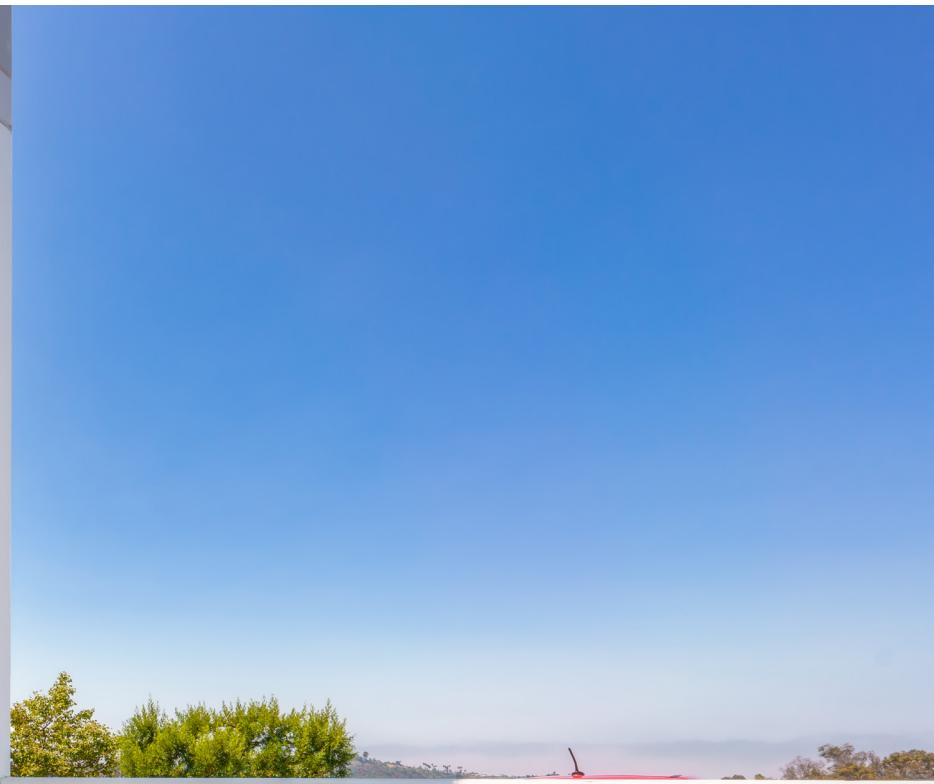
- Private Ownership = Agile Decisions, Tailored Lease Solutions
- Minutes to I-5 & SR-78 Corridors
- Mid-Point Between San Diego & Orange County
- Available Immediate Occupancy

IDEAL FOR

- Medical Device Manufacturing - Clean, climate-controlled environment
- Light Manufacturing - Heavy power, dock loading, 24' clear height
- Technology Companies - Professional image, flexible office/warehouse mix
- Distribution Operations - Strategic location, excellent truck access

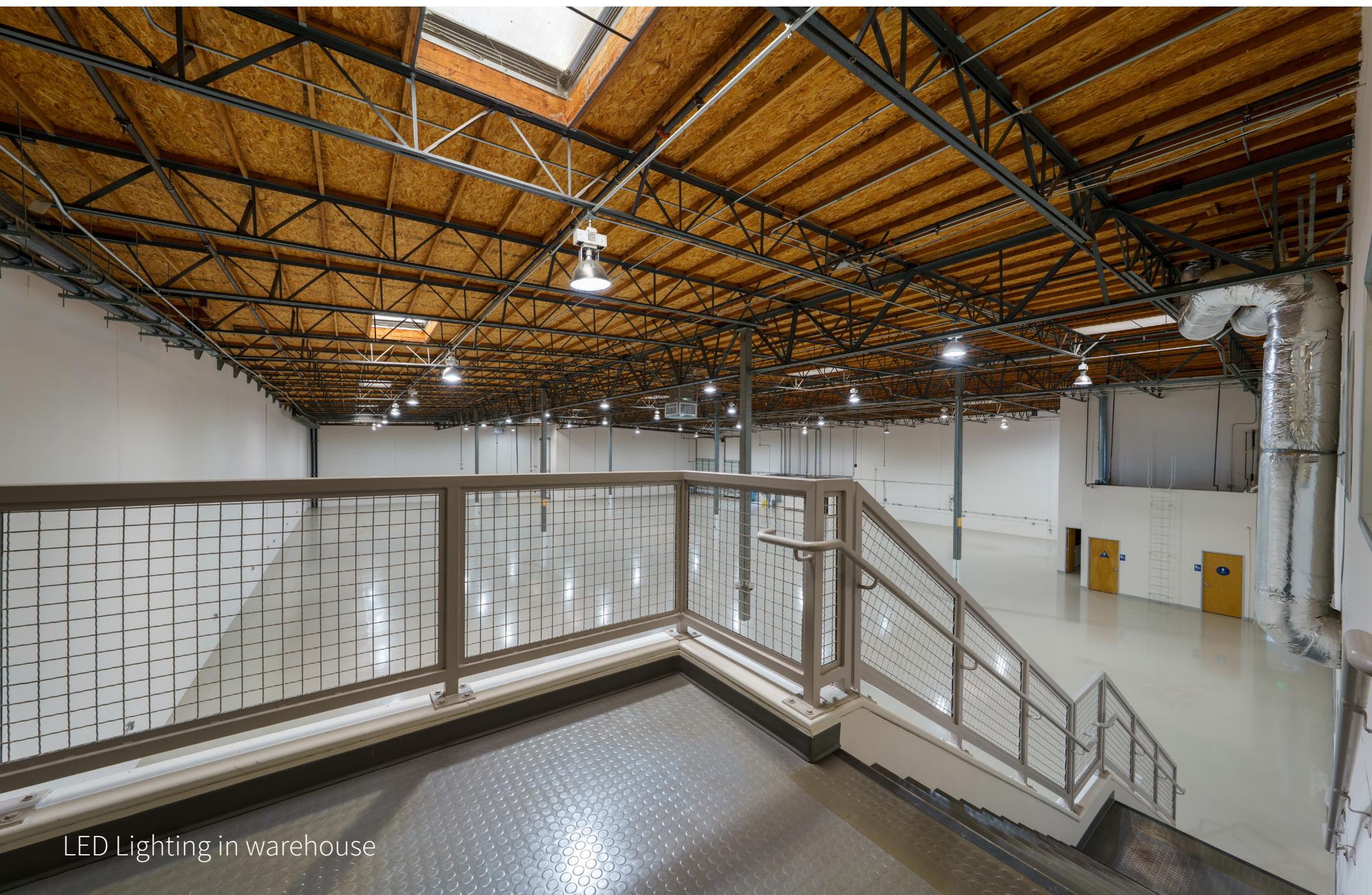


GALLERY



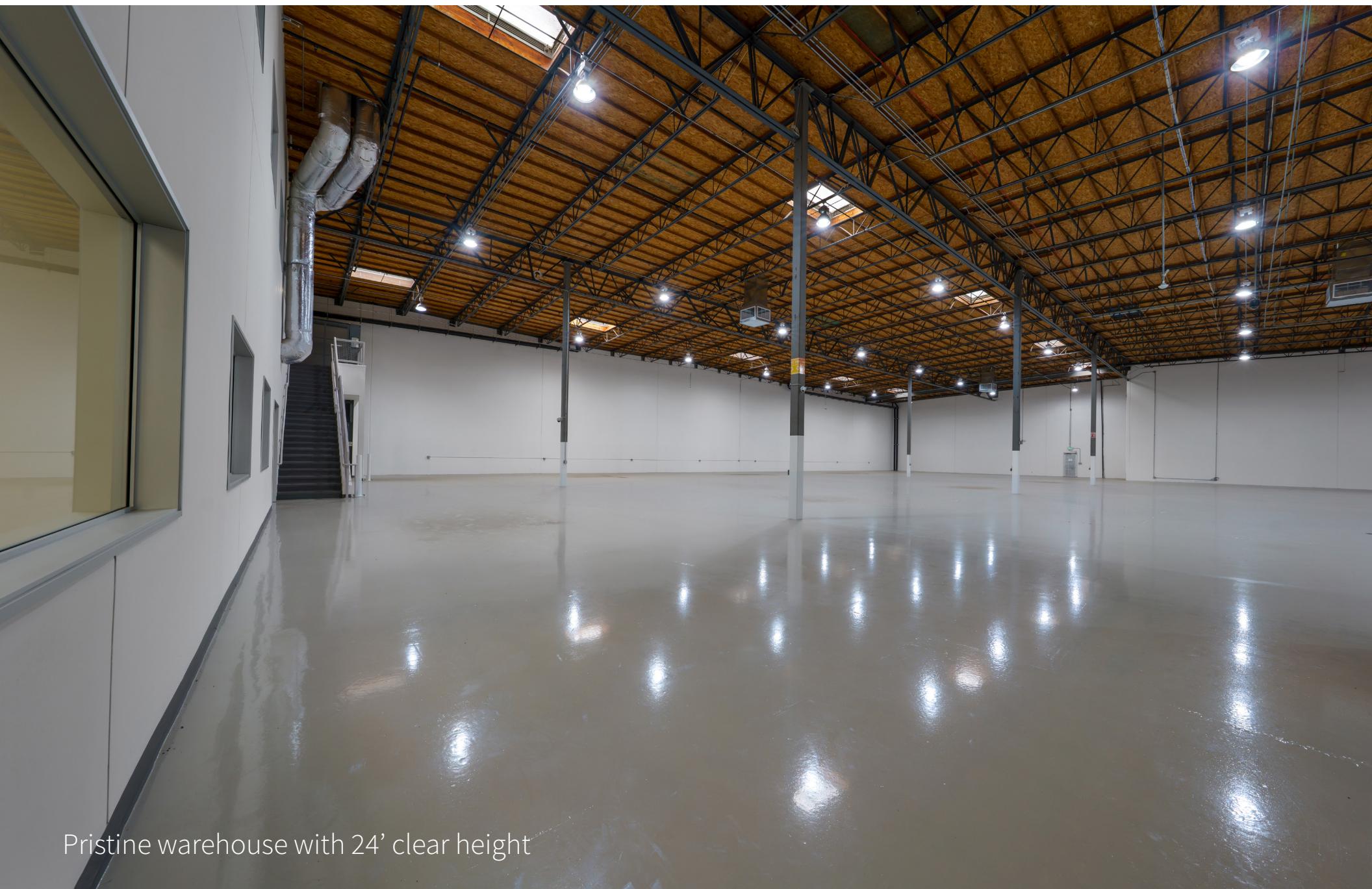
Covered loading dock

GALLERY



LED Lighting in warehouse

GALLERY



Pristine warehouse with 24' clear height

GALLERY



Secure Grade-level loading

GALLERY



Professional office with modern finishes

GALLERY



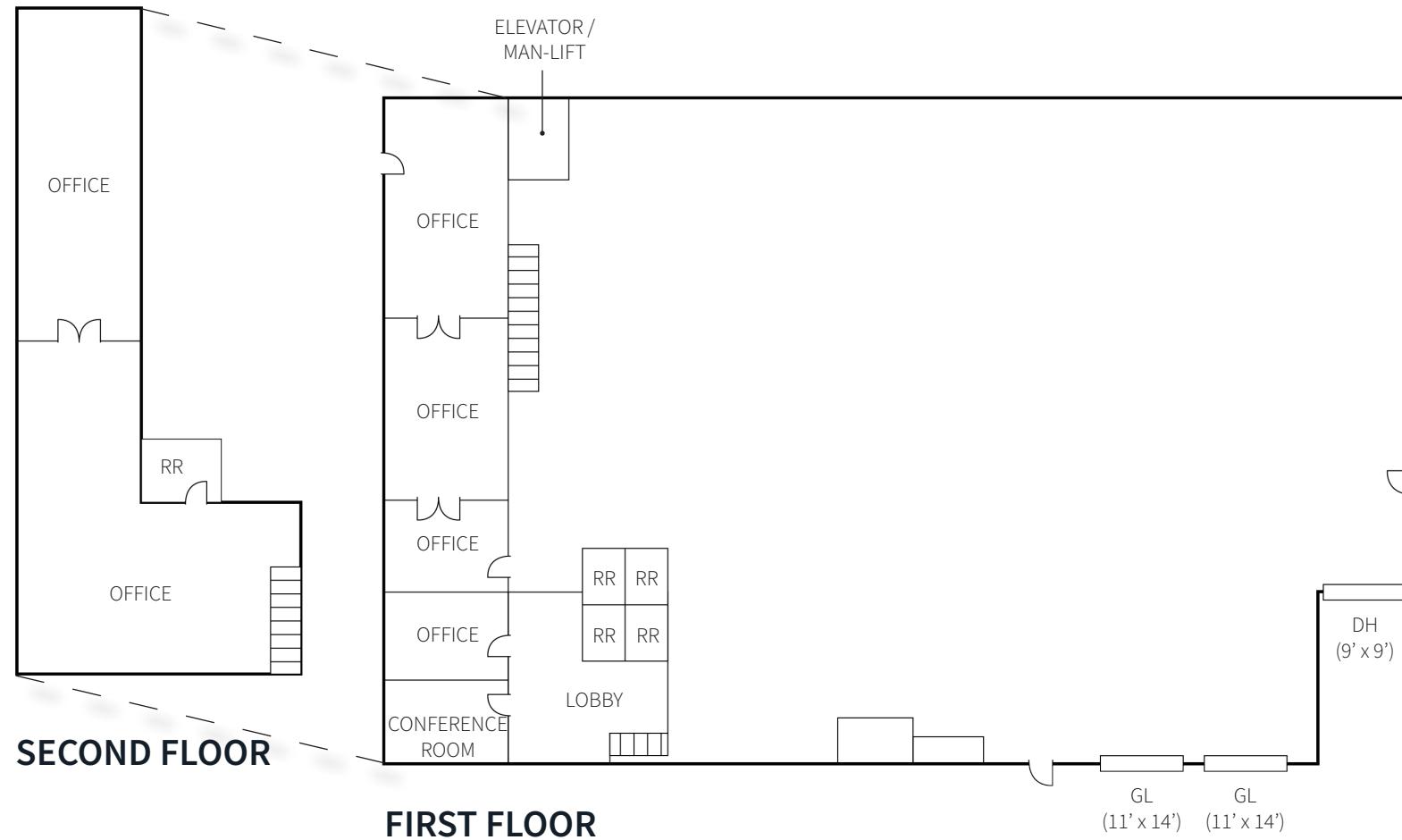
Hard-surface flooring at entry provides upgraded aesthetic

GALLERY



Mezzanine level with abundant natural light and windows overlooking the warehouse providing operational visibility

FLOOR PLAN



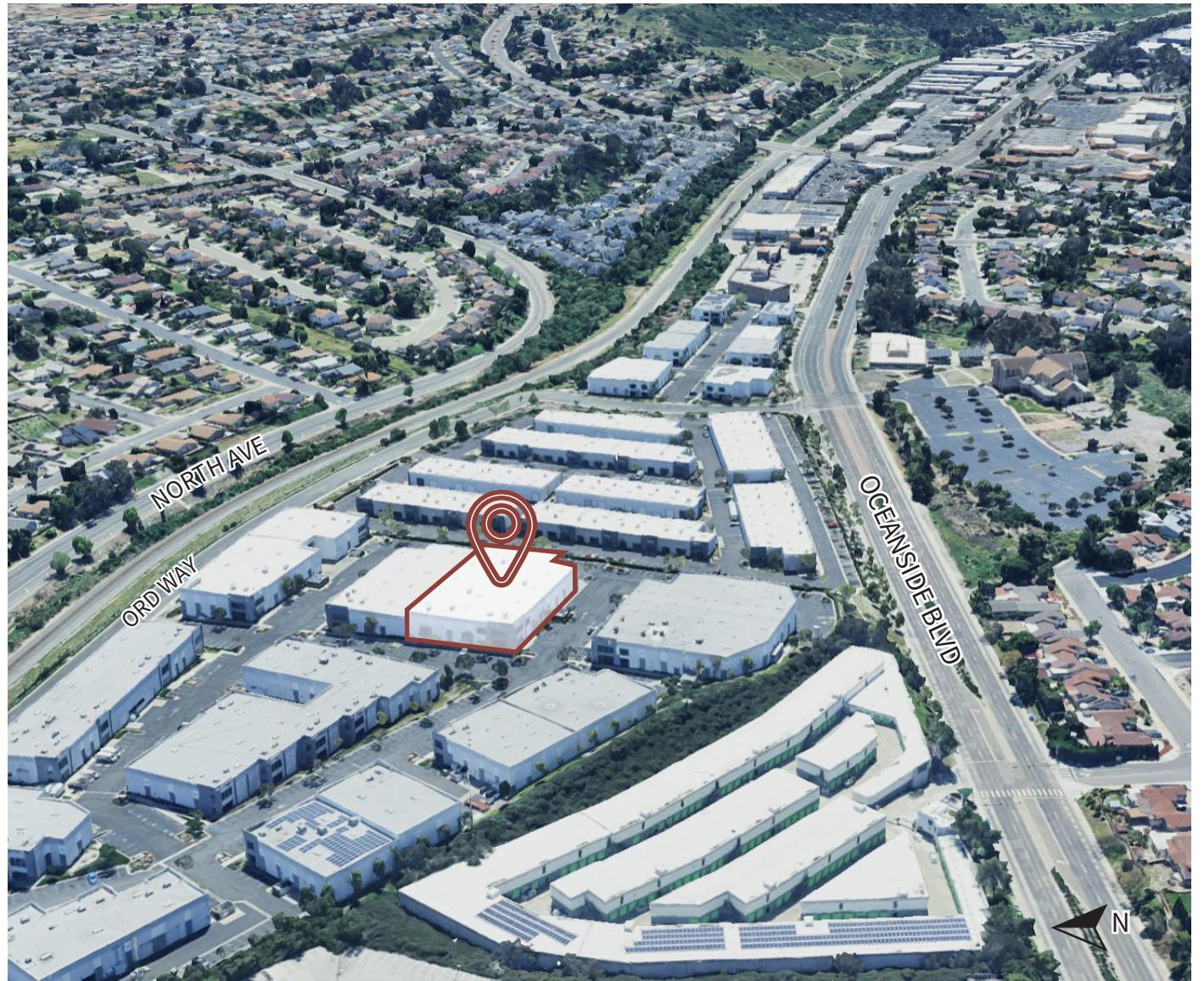
GL = Grade Level Loading

DH = Dock High Loading

AERIAL

STRATEGIC OCEANSIDE LOCATION

- Quick Access to I-5 & SR-78
- 3 Miles to Oceanside Transit Center
- 5 Miles to Downtown Oceanside
- Professional Business Park Setting



STRATEGIC NORTH COUNTY LOCATION

Central location between major markets with significant cost advantages

NEARBY BUSINESS HUBS:

- Carlsbad Business District - 7 miles
- Sorrento Valley - 25 miles
- UTC/Golden Triangle - 25 miles
- Orange County Border - 25 miles

TRANSPORTATION ACCESS:

- I-5 Freeway - 2 miles
- SR-78 - 3 miles
- McClellan-Palomar Airport - 11 miles
- San Diego International - 40 miles

WORKFORCE ACCESS:

- Cal State San Marcos - 13 miles
- UC San Diego - 25 miles
- Large North County labor pool
- Orange County commuter access





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