

FOR SALE

*PRICE REDUCTION – MOTIVATED SELLER*

**3532 SEAGATE WAY, SUITE 110**

*5,883 SF Industrial Building W/ Dock Position*



OCEANSIDE, CA 92056

**km** Kidder  
Mathews



## PROPERTY OVERVIEW

BUILDING SIZE	1st Floor	4,937 SF
	2nd Floor	946 SF
	<b>Total</b>	<b>5,883 SF</b>
OFFICE SF	1,846 SF (31%)	
YEAR BUILT	2007	
ROLL UP DOORS	1 Roll Up Door	
DOCK	1 Dock Position	
CLEAR HEIGHT	24'	
ZONING	II-7	
SPRINKLERS	Yes	
POWER	400 amps, 120/208v	
APN	162-600-20-43	
FEEES	No CFD or Mello Roos Fees	

*\$1,950,000*      *\$332*  
~~*\$2,065,000*~~      ~~*\$351*~~  
ASKING SALE PRICE      SALE PRICE PSF

## PROPERTY HIGHLIGHTS

**Functional Industrial Layout:** ±5,883 SF industrial condo including ±4,937 SF ground floor space and ±946 SF mezzanine. The layout supports warehouse operations with integrated office buildout and flexible use potential.

**Warehouse Features:** Approximately 24' clear height with one dock-high loading position and one grade-level roll-up door. Configuration allows efficient shipping, receiving, and storage operations.

**Office Improvements:** Existing office buildout provides a professional environment for administrative staff, customer-facing operations, or showroom use, reducing upfront improvement costs.

**Power & Infrastructure:** Approximately 400 amps (120/208V) to support light manufacturing, distribution, R&D, and service-based operations.

**Parking & Accessibility:** Parking ratio of approximately 3.3 spaces per 1,000 SF, providing adequate parking for employees and visitors.

**High-Image Business Park Setting:** Located within a modern industrial corporate environment with professionally maintained buildings and strong neighboring tenancy.

**Strategic North County Location:** Positioned within Oceanside's Ocean Ranch / Rancho Del Oro business area with convenient access to regional transportation routes connecting San Diego, Orange County, and the Inland Empire.

**Owner-User Opportunity:** Ideal size for small to mid-sized businesses seeking to control occupancy costs while building long-term equity in a supply-constrained industrial market.

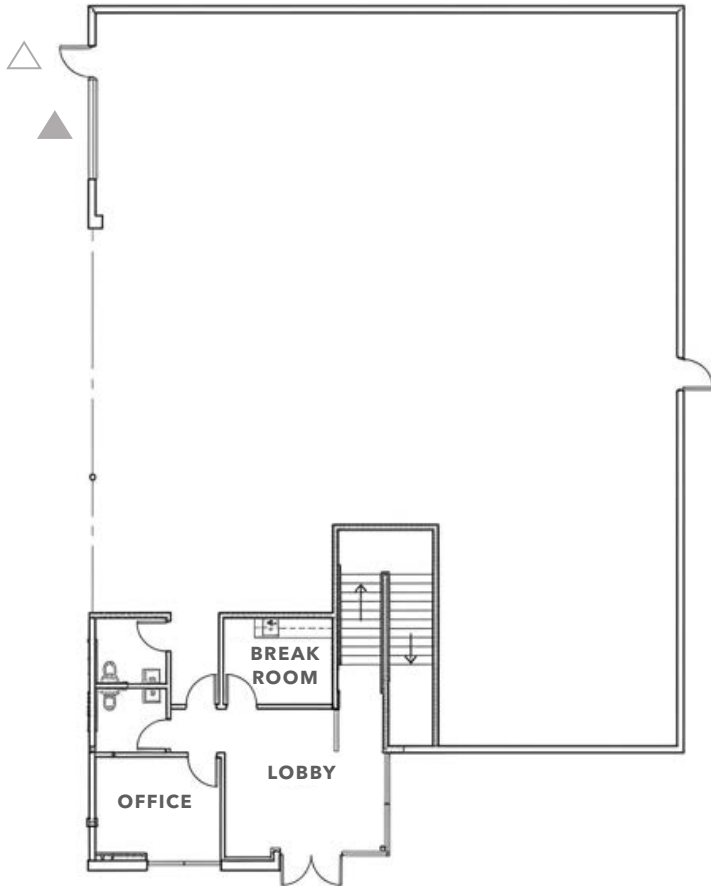


# FLOOR PLANS

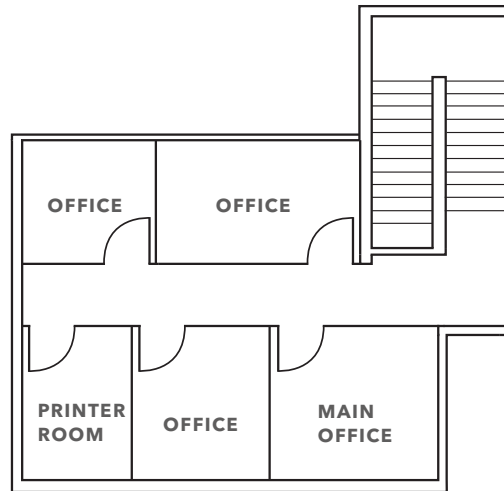
▲ Grade level loading

△ Dock-high loading

## FIRST FLOOR



## SECOND FLOOR



*4,937 SF*

FIRST FLOOR

*946 SF*

SECOND FLOOR

*5,883 SF*

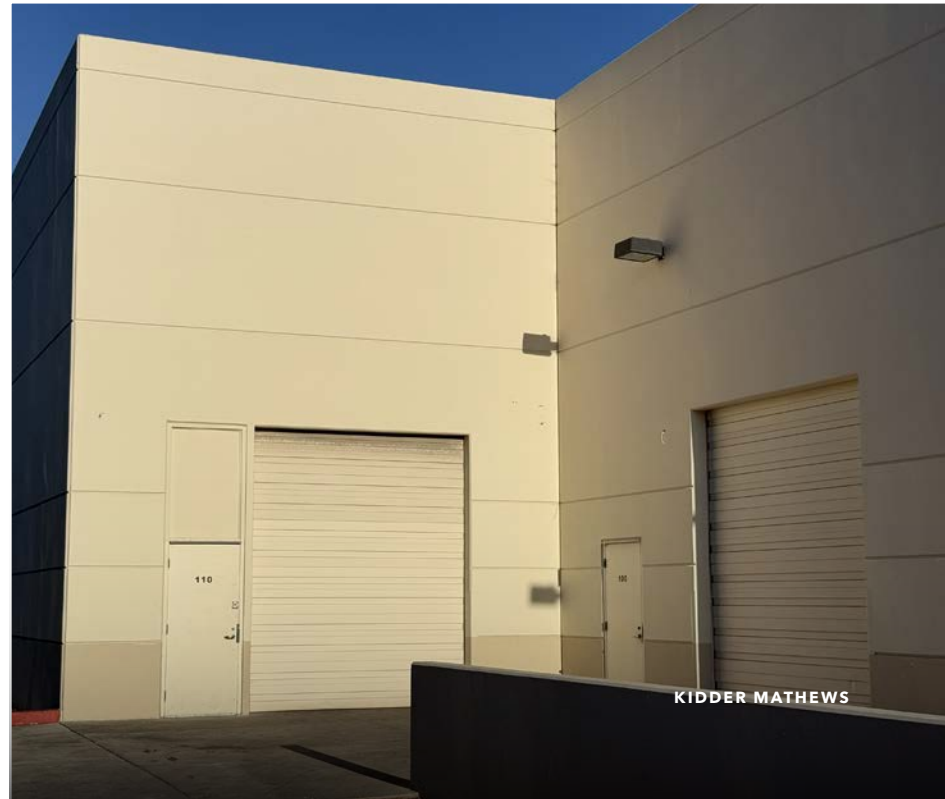
TOTAL BUILDING

FLOOR PLANS NOT TO SCALE

3532 SEAGATE WAY STE 110



AVAILABLE FOR SALE



KIDDER MATHEWS

3532 SEAGATE WAY STE 110

SUBJECT  
PROPERTY

SEAGATE WAY



AVAILABLE FOR SALE

KIDDER MATHEWS

3532 SEAGATE WAY STE 110



SUBJECT  
PROPERTY



AVAILABLE FOR SALE

KIDDER MATHEWS

3532 SEAGATE WAY STE 110



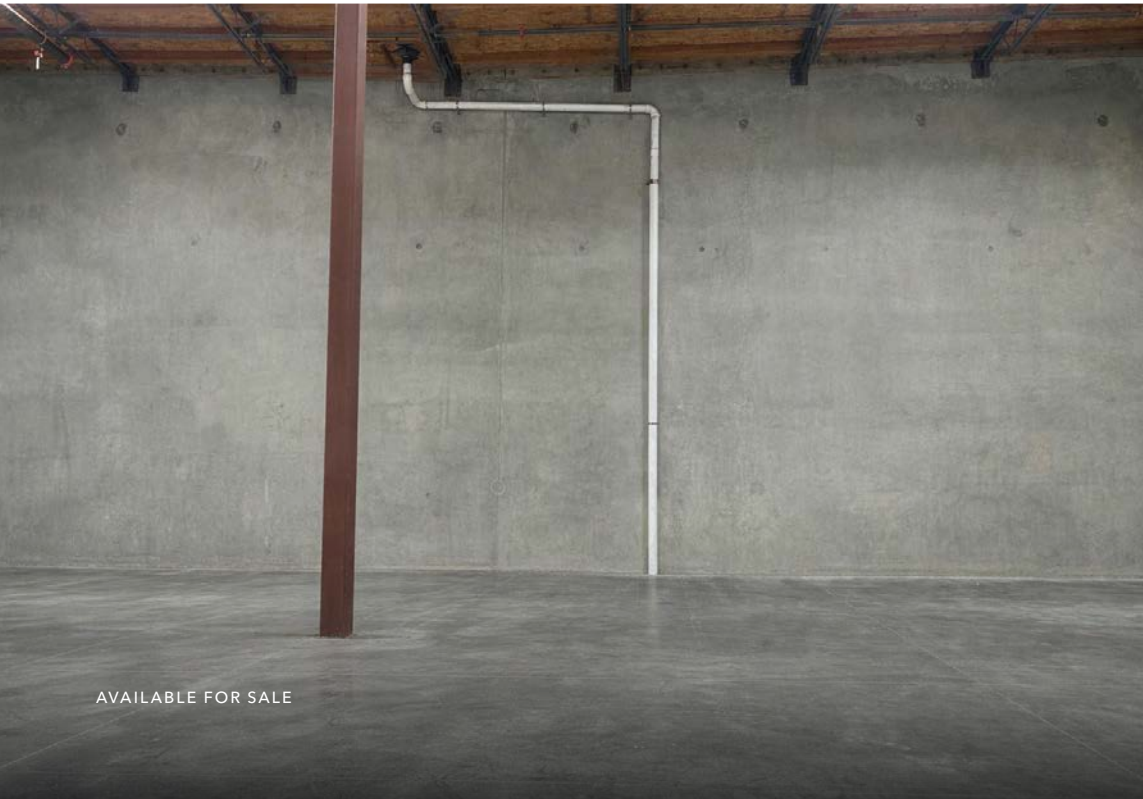
SUBJECT  
PROPERTY



AVAILABLE FOR SALE

KIDDER MATHEWS

3532 SEAGATE WAY STE 110



AVAILABLE FOR SALE

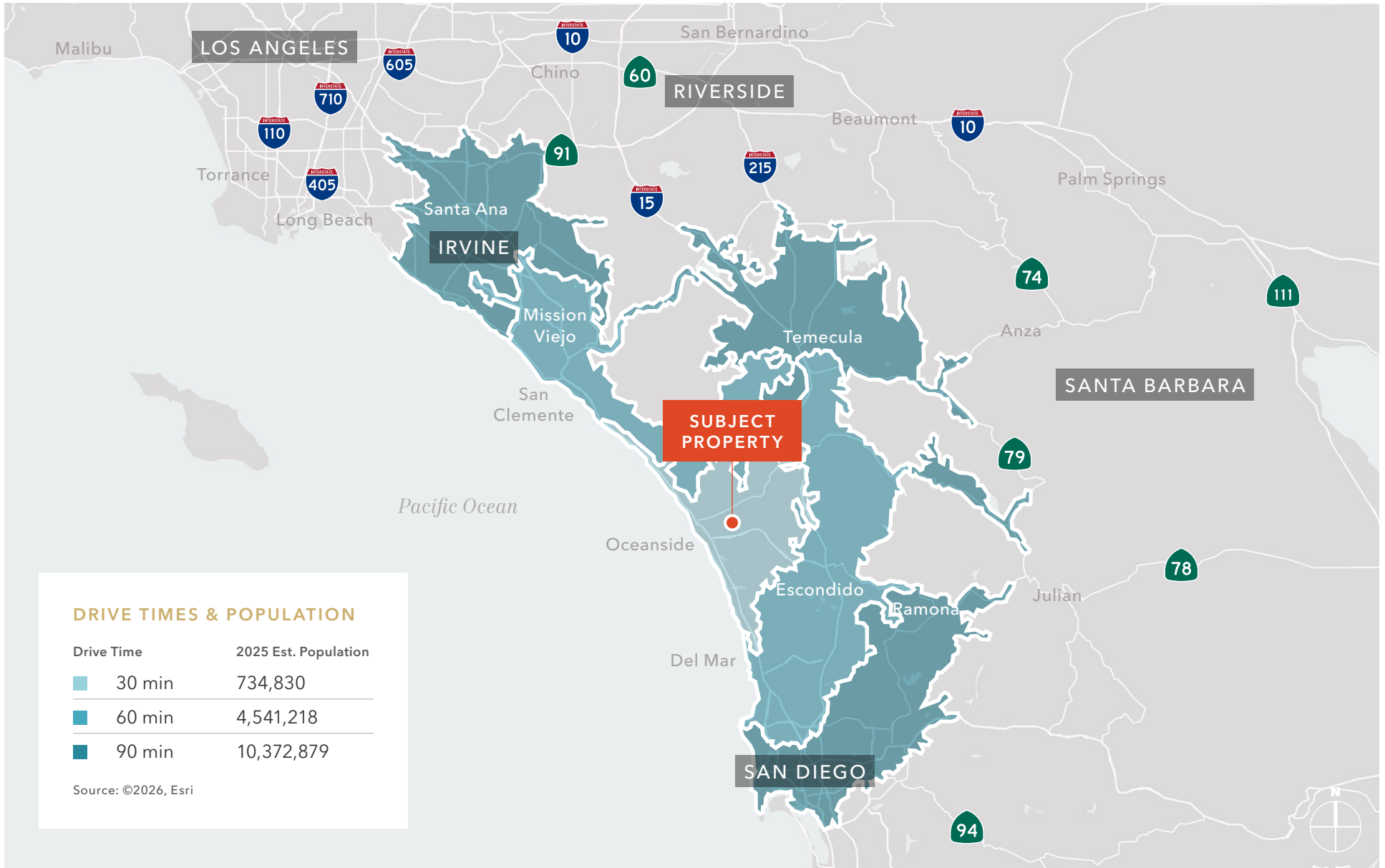


KIDDER MATHEWS



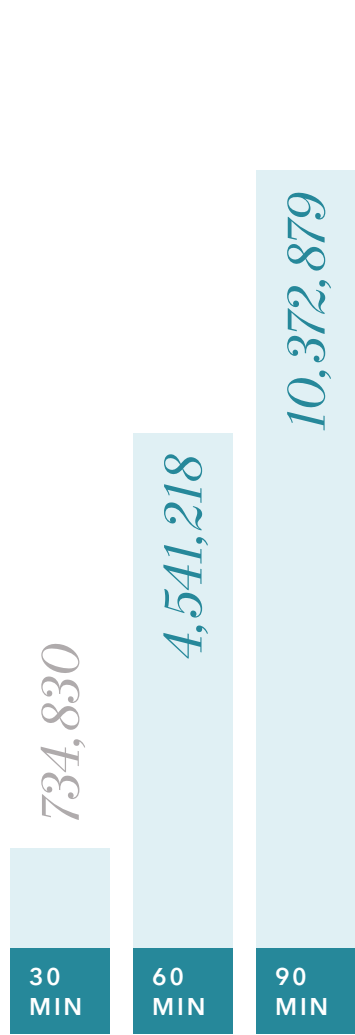




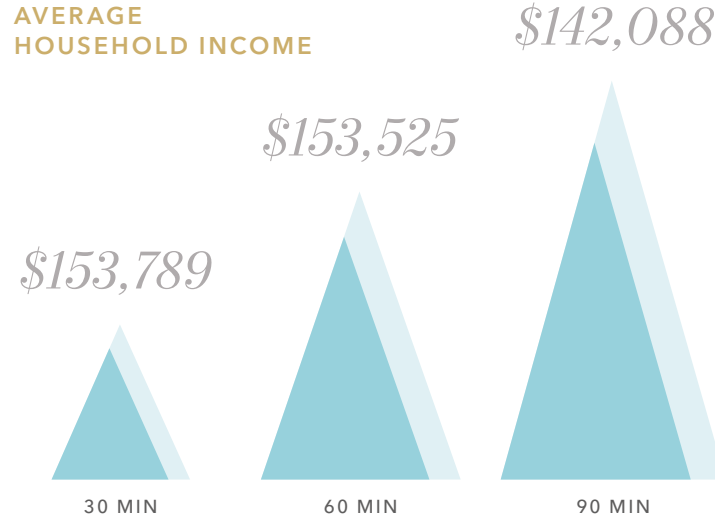


# DEMOGRAPHICS

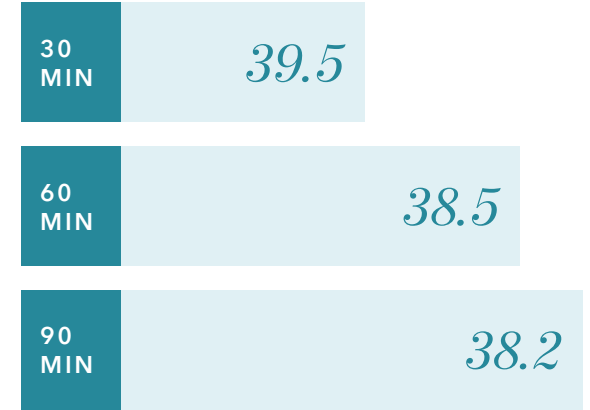
## POPULATION



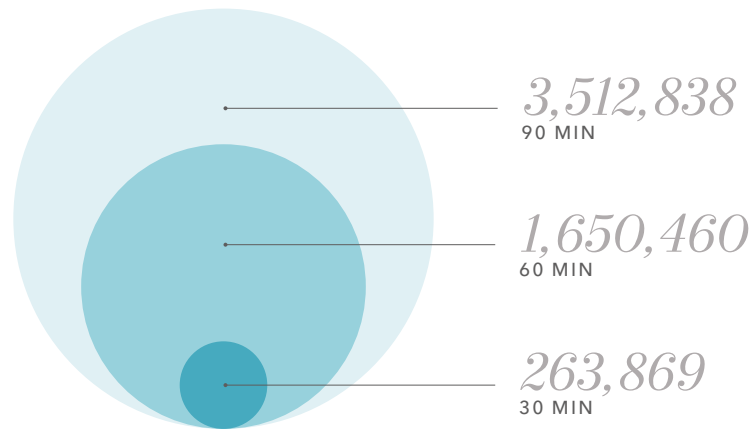
## AVERAGE HOUSEHOLD INCOME



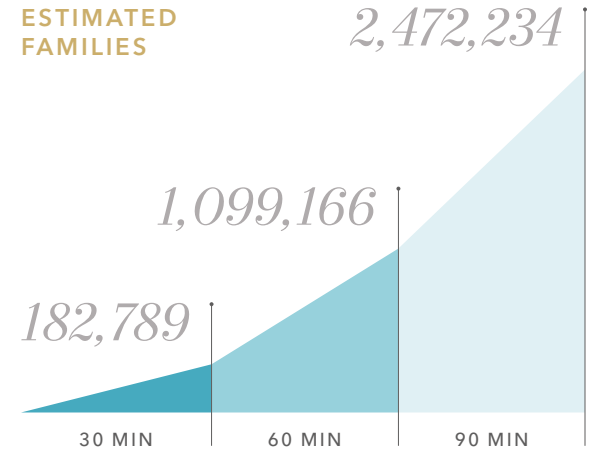
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED FAMILIES



Data Source: ©2026 Esri

3532 SEAGATE WAY, STE 110

*Exclusively listed by*

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