

For Sale

±13,248 SF Multi-Tenant Industrial Building

For Sale | 2600 Temple Heights Dr, Oceanside, CA 92056

Professionally Owned and Managed

cohengroup
COMMERCIAL REAL ESTATE



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Recent Renovations

New Paint | New HVAC Units | New Skylights | New Roof
New Asphalt | New Interior TI's | New Landscaping

Property Features



- **±13,248 SF** multi-tenant industrial building
- **Eight (8)** ±1,656 SF units
- **15%** Office and **85%** Warehouse
- **16'** Clear height
- **Nine (9)** grade-level doors (8' x 10')
- **Drive around** truck access



- **Close proximity** to 78 Fwy and Hwy 76
- **Frontage** along Oceanside Blvd.
- **200 Amps** of power/unit, 120/480 volt, 3-phase
- **Natural** gas
- **2.4/1,000 SF** parking ratio
- **Zoning** IL



- **Market Lease Rate:** \$1.49/SF + Est. NNN
- **Sale Price: \$5,250,000** (\$396/SF)
- **SBA Financing** available
- **Way below** replacement cost



Site Plan and Current Availabilities





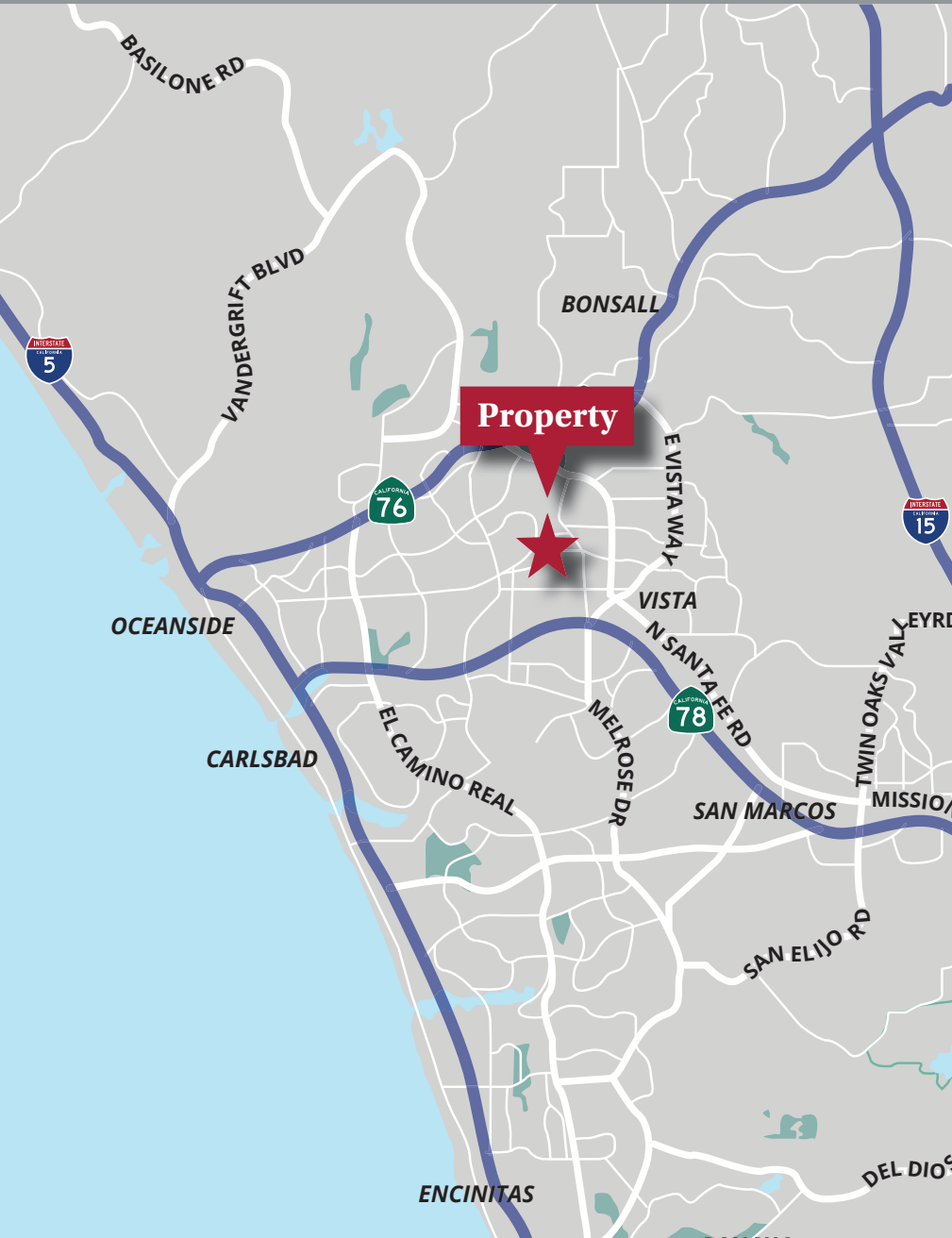
Property Photos





Property Location

Traffic Counts and Demographics



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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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