

3230 PRODUCTION AVE

**LARGE PRIVATE YARD
&
HEAVY POWER AVAILABLE**



**OWNED &
OPERATED**

FOR LEASE



SITE FEATURES

3210-3230 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



CAPITAL IMPROVEMENTS RENOVATIONS RECENTLY COMPLETED

- | NEW BUILDING BRANDING
- | NEW EXTERIOR LIGHTING
- | NEW EXTERIOR PAINT
- | NEW LANDSCAPE



PARKING |
AMPLE



PROXIMITY |
CLOSE TO AMENITIES



ACCESS |
OFF HIGHWAY 76 NEAR I-5 FREEWAY



YARDS |
FENCED AND SECURED

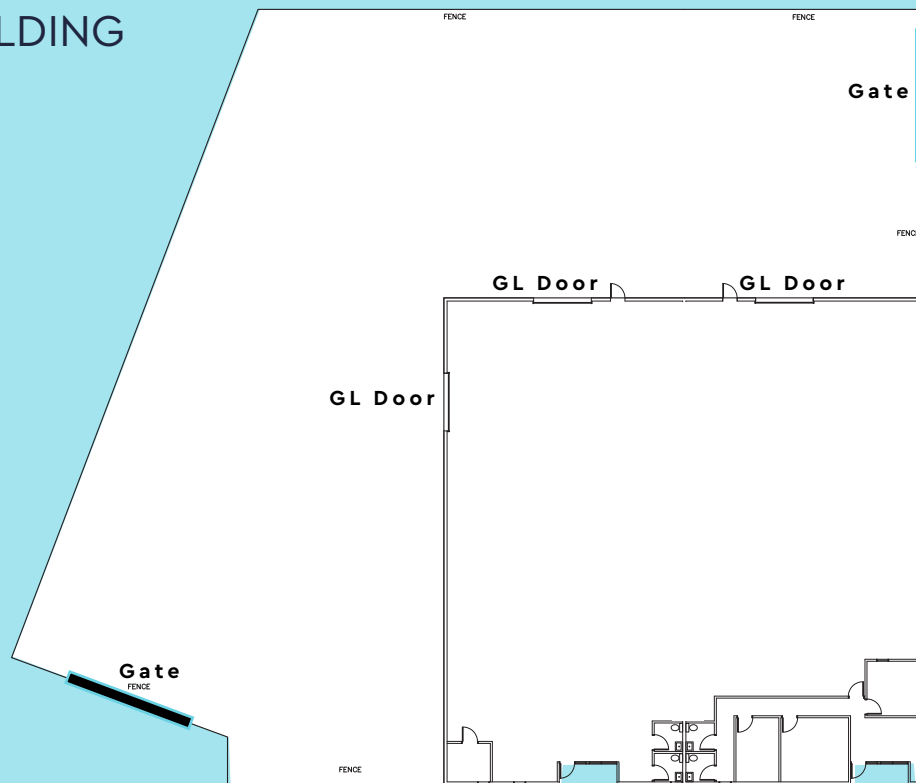
AVAILABLE SUITE

3210-3230 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



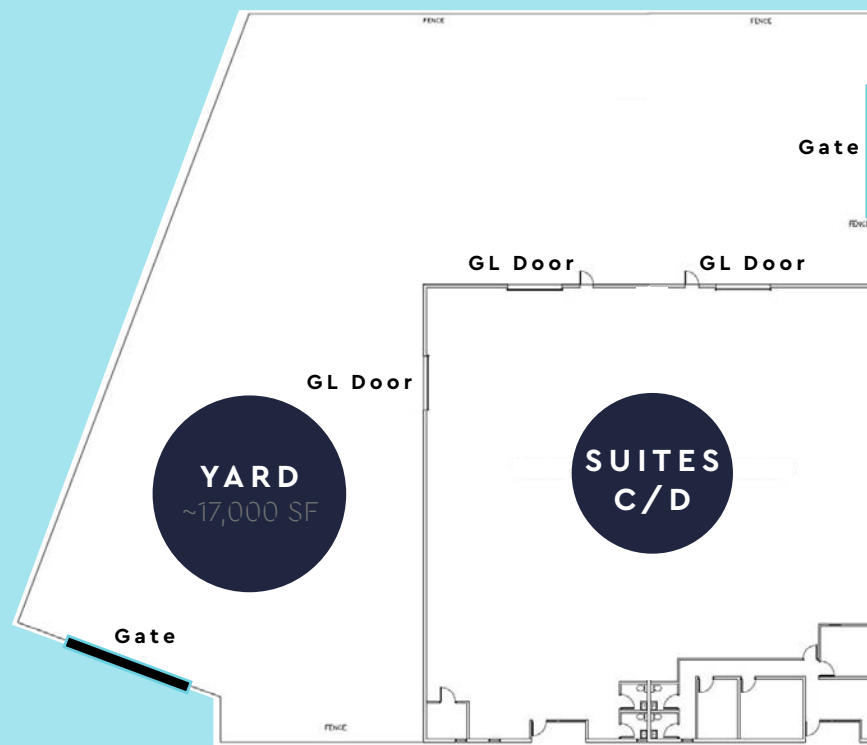
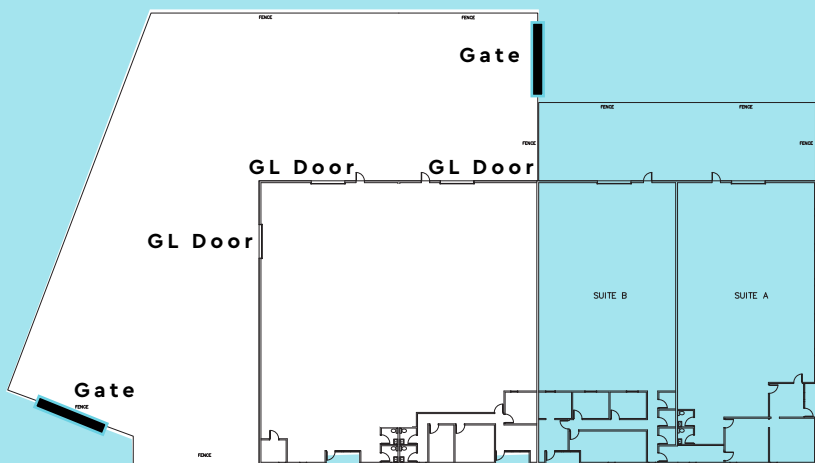
Suite	Suite SF	Secured Yard SF	Asking Rate	Available Date
3230-C/D	10,000 SF	~17,000 SF Large Private Yard	\$1.20/SF NNN – Bldg. \$0.25/SF NNN – Yard	Available 1/1/2025 Min 800 Amps of 3 Phase Power

3230 BUILDING



FLOOR PLAN

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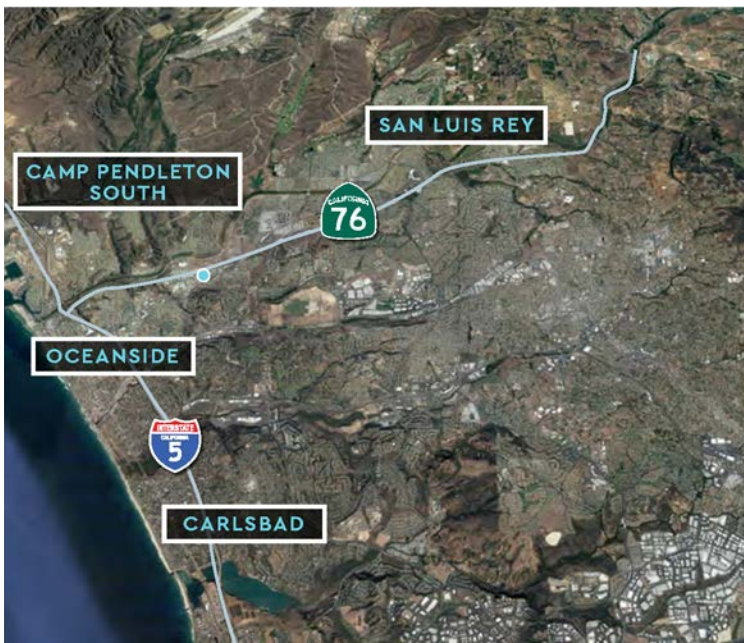
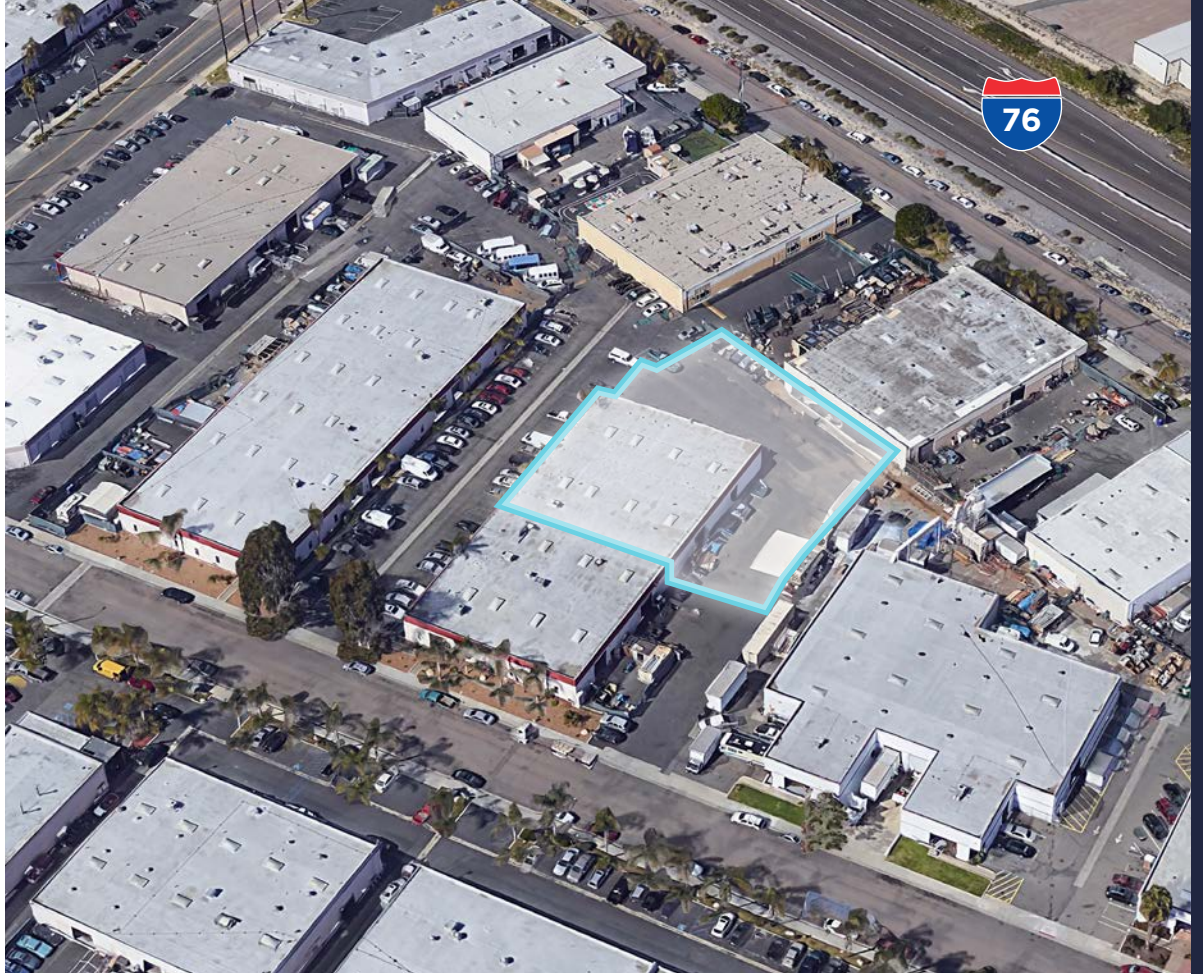


SUITES | YARD
10,000 SF | ~17,000 SF

**SUITES
C/D**

LOCATION

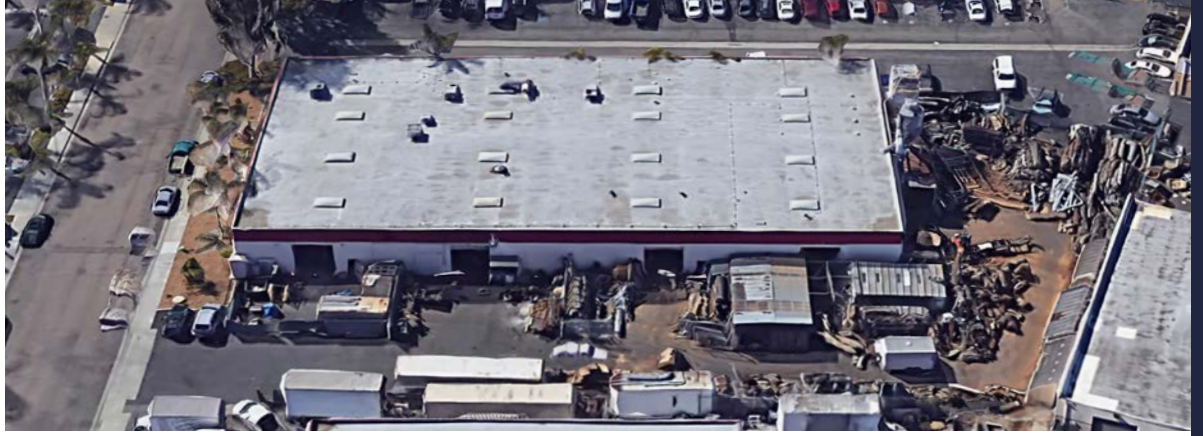
3210-3230 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



44,974 SF
MULTI-TENANT
INDUSTRIAL PROJECT
+ SECURED FENCED
YARD AREAS

DRIVE TIMES MILES FROM PROPERTY

3210-3230 PRODUCTION AVE
OCEANSIDE, CALIFORNIA 92058



SAN DIEGO

REGIONAL OVERVIEW



Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

San Diego County attracts companies seeking a well-educated workforce, multifaceted transportation infrastructure, desirable quality of life and access throughout the region and around the globe.

\$91K

MEDIAN INCOME

\$282B

PRODUCED
OF GRP

+1.6M

JOBS
GENERATED

POPULAR ATTRACTIONS



HOTEL DEL CORONADO



2023

31.8M
VISITORS

\$14.3B
VISITOR SPENDING

22B
ANNUAL ECONOMIC
IMPACT

557K
ATTENDEES AT THE
CONVENTION CENTER

NORTH COUNTY

REGIONAL OVERVIEW



BUILDING & DESIGN

Hunter Industries

Nitto Group - Hydranautics | Watkins Manufacturing Group



CLEAN TECHNOLOGY

Baker Electric Solar | Poseidon Water
NRG Energy | Air Products and Chemicals, Inc.



INFORMATION & COMMUNICATIONS TECHNOLOGIES

ViaSat | Activision | Nordson Corp.
L3 Communications | Max-Linear



BIOTECHNOLOGY, BIOMEDICAL DEVICES & HEALTHCARE

DJO Global | Thermo Fischer Scientific | Genentech, Inc.
Ionis Pharmaceuticals | Breg, Inc. | Alphatec Spine
Gilead Sciences | GenMark Diagnostics | Zimmer Dental



ACTIVE LIFESTYLE SPORT

Taylormade | Callaway Golf | Puma Golf | GoPro | Stone Brewing
Titleist - Acushnet | Suja Juice | Columbia Sportswear | Reef



E. COMMERCE

Wayfair | Amazon

LIFESTYLE

80K

ACRES OF PRESERVED
OPEN SPACE

27.5

MINUTES FOR AN
AVERAGE COMMUTE

33+

MILES OF PUBLIC
COASTLINE

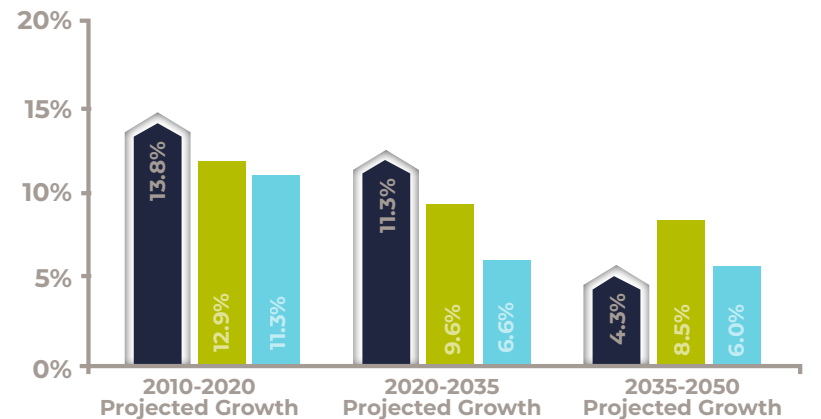
55

SCHOOLS
(19 CA DISTINGUISHED SCHOOLS
36 BLUE RIBBON SCHOOLS)

50+

BREWERIES

JOB GROWTH FASTEST IN NORTH COUNTY



■ North County ■ San Diego County ■ Central County



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