

FOR SUBLEASE 4,005 SF Industrial Suite

3041 Industry St. Suite B | Oceanside, CA 92054



INDUSTRIAL SUITE

BUILDING AMENITIES

- Approximately 4,005 SF Industrial Condo
- Sublease term negotiable
- Master lease expires 9/30/2029
- Two (2) grade level roll up door 10'x12'
- Available Immediately
- Close proximity to Interstate 5
- Zoned IG (industrial general) allowing for wide range of uses: [Oceanside IG Zoning](#)
- Call to Show



\$1.40/SF/mo + \$0.28/SF CAM

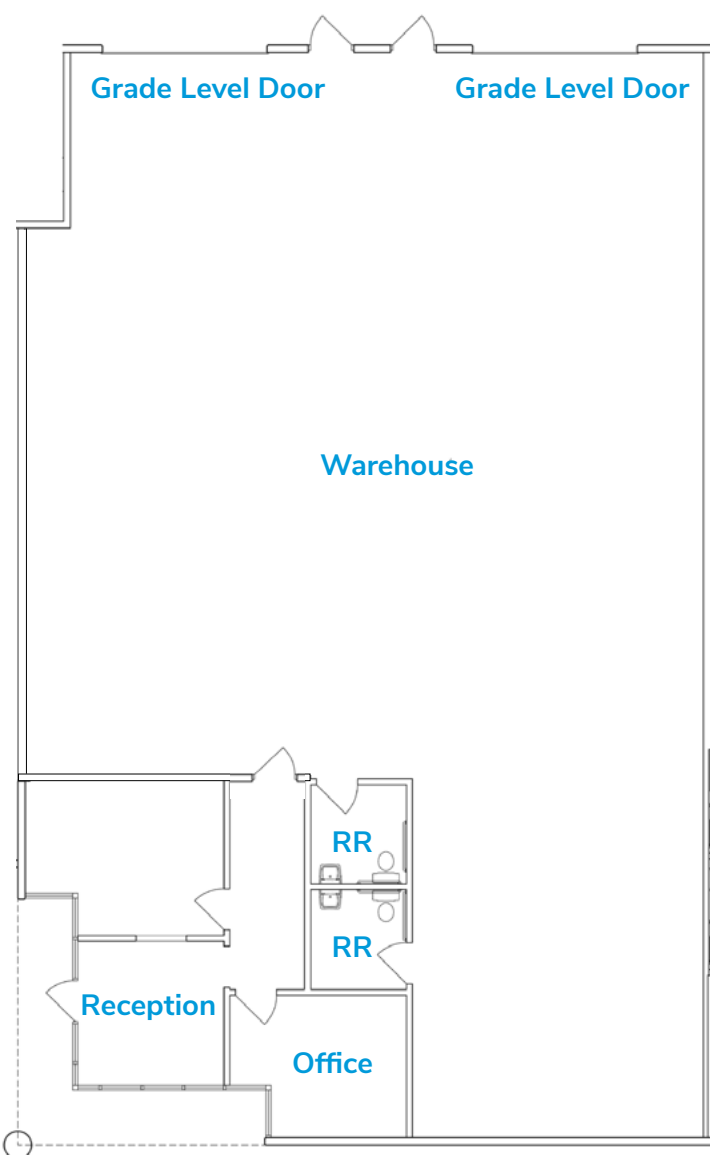
Peter Merz
pmerz@lee-associates.com
760.448.1362 | DRE #01269042

Daniel Knoke
dknoke@lee-associates.com
760.929.7836 | DRE #01215373

Keith Dulmage
kdulmage@lee-associates.com
760.448.1364 | DRE #02155780

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SUITE B FLOOR PLAN



Two roll up doors & New epoxy floor

SUITE DESCRIPTION

- **Building Address:** 3041 Industry St.
- **Suite:** B
- **Square Feet:** 4,005 SF
- Drive around truck access
- **Lease Rate:** \$1.40/SF
- **Availability:** Immediately
- **Comments:** Reception, Conference Room, One Private Office, Two Restrooms and Warehouse with 2 Grade Level Doors



Warehouse lighting & Distributed power

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